

# \$349,900 - 315 6 Street W, Brooks

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MLS® #A2233755

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

## PRIDE OF OWNERSHIP SHINES

THROUGH... Lets take a tour of the Fabulous Home. Starting at the front entry that is open to the Large Formal Living Room, next is the formal Dining Room perfect for family gatherings. The Chef in the family is sure to appreciate this large open kitchen with plenty of cupboard and counter space. Down the hall there are 3 good sized bedrooms and a 4 piece washroom. Down stairs you will find a large family room perfect to Family movie night, a Huge bedroom, on to the next room perfect for a gym or craft room. Large laundry room and a 3 piece washroom. Outside to the back yard where you are sure to appreciate this unique sun shade over the patio. there is also a garden spot and shade trees. Call your favorite agent today to make arrangements for a viewing.

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233755  |
| Price          | \$349,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,228     |
| Acres          | 0.17      |
| Year Built     | 1962      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 315 6 Street W |
| Subdivision | West End       |
| City        | Brooks         |
| County      | Brooks         |
| Province    | Alberta        |
| Postal Code | T1R 0B4        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas                  |
| Cooling           | Central Air                              |
| Has Basement      | Yes                                      |
| Basement          | Finished, Full                           |

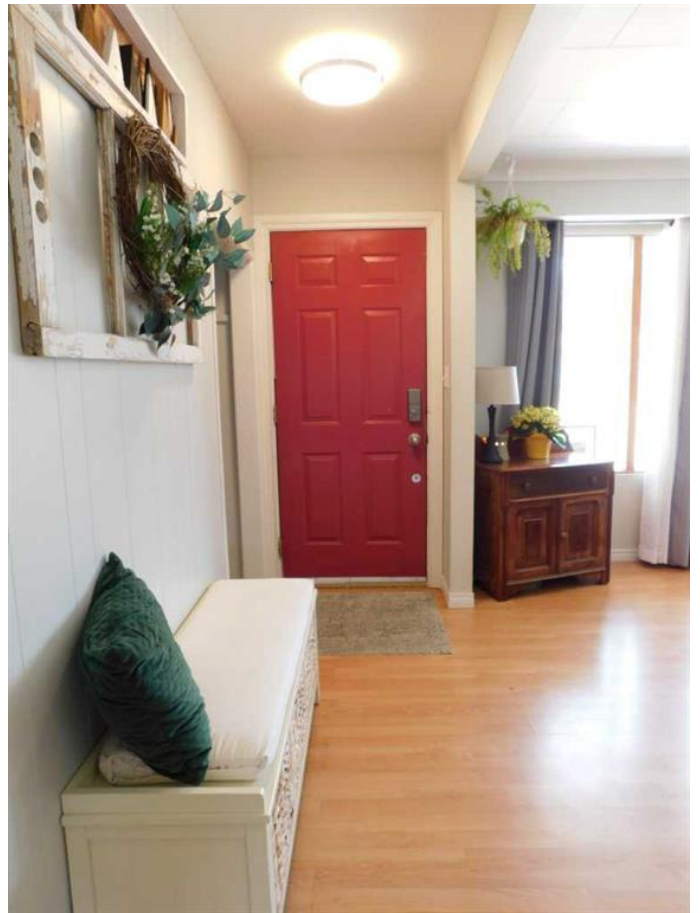
### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Other                         |
| Lot Description   | Back Lane, Garden, Landscaped |
| Roof              | Asphalt Shingle               |
| Construction      | See Remarks                   |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 70              |
| Zoning         | R-SD            |

### Listing Details



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