

\$310,000 - 532 1 Street W, Brooks

MLS® #A2226286

\$310,000

3 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.15 Acres

Central, Brooks, Alberta

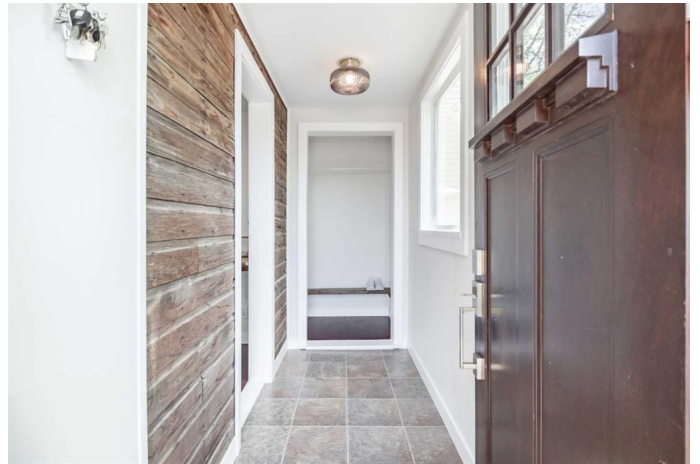
A Love Letter to My First Home

â€™from the Realtor who loved her first.

Seventeen years ago, I wasnâ€™t yet a real estate agentâ€™I was just a young woman who had recently moved far from home and family. Thatâ€™s when I found her. She had that thingâ€™the kind of presence that speaks quietly to your gut and loudly to your imagination. A little run-down at the time, yes, but with strong bones and a spirit that couldnâ€™t be ignored. A century-old home with a spacious main floor, a sweeping second-floor balcony, and a large backyard. She wasnâ€™t perfect. But she was meant to be mine.

She became my family when my family was so far away. She wasnâ€™t just a place to liveâ€™she helped me find purpose, creativity, and independence. She was where I learned to budget, to repair, to tile, to dream. I painted beside her wood fireplace while watching reruns of old TV shows. I played piano in the dining room, soaked in her deep tub, and prepped meals while gazing into the treed backyard.

If she were a person, she was like a best friend. She made me feel safe when I was alone. She gave me space to learn who I was meant to become. And even when life changedâ€™when one became two, and I moved on to a bigger homeâ€™I couldnâ€™t



bear to let her go. I rented her out to people who also loved her, because I couldn't say goodbye. She was mine. And if I could turn back time, I would choose her over and over again.

Through the years, I poured my heart into making her shine. Some things came early or before me—like the bamboo hardwood floors, metal roof, updated plumbing, and electrical. Others are more recent: quartz countertops, new vanities, fridge and hood fan, updated paint, baseboards, casing, light fixtures, a new furnace, and a partially replaced fence. Her style today reflects what I saw in her all those years ago: timeless warmth, with just the right amount of personality—from the soft cabinet wallpaper to the calming sage green vanity.

There are stories embedded in every corner. The second-floor balcony that catches the morning sun. The oversized backyard, with whispers of a century of laughter. The front foyer, where exposed original siding—revealed during a renovation—offers a glimpse into her earliest days. Local lore says she once stood in Alderson, a short-lived prairie town turned ghost town, before being moved to Brooks in the 1920s. That would make her more than just old—she's a piece of prairie history.

My favourite time of day was always dusk. As the sun dipped low, her exterior glowed with a soft golden hue—like a quiet lighthouse guiding you home.

Now comes a new chapter, for both of us. It's time for new memories to be made, and new dreams to be discovered. To the next owner: please take care of my girl. She isn't like the others—and she never was. You can't change the fact that she's stood for over a hundred years—but you just

might fall in love with her for exactly that reason.

I did. And I always will.

Built in 1920

Essential Information

MLS® #	A2226286
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,221
Acres	0.15
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	532 1 Street W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0G3

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Electric Range, Freezer, Range Hood, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Lawn, Many Trees
Roof	Metal
Construction	Vinyl Siding
Foundation	Block, Poured Concrete, Combination

Additional Information

Date Listed	May 30th, 2025
Days on Market	5
Zoning	R-SD

Listing Details

Listing Office	Real Estate Centre
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.