

\$240,000 - 716 2 Street E, Brooks

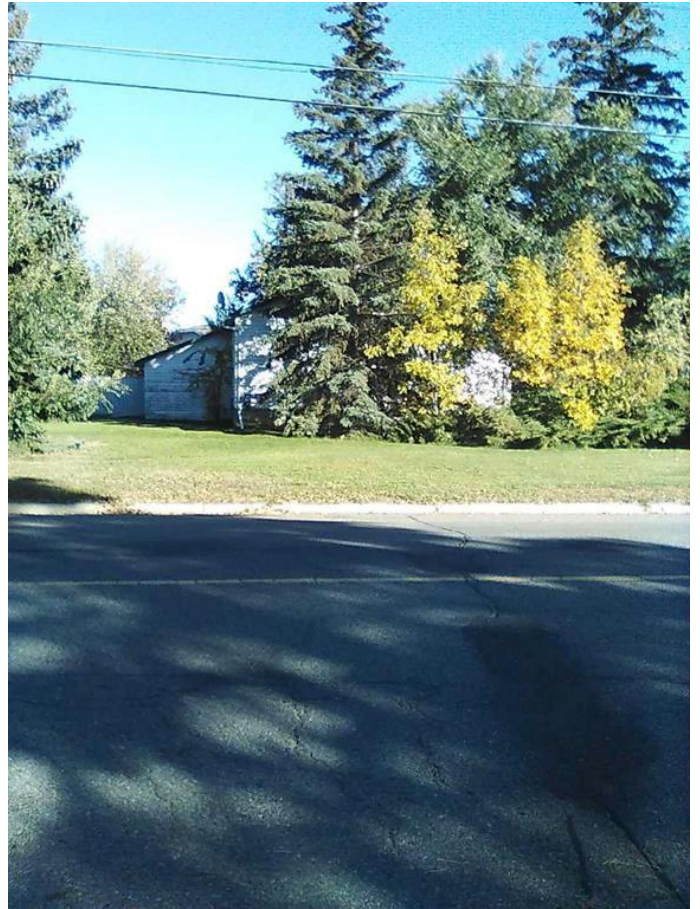
MLS® #A2206702

\$240,000

2 Bedroom, 1.00 Bathroom, 935 sqft
Residential on 0.36 Acres

Central, Brooks, Alberta

This large corner lot, centrally located in Brooks, AB has recently been re-zoned to Residential Medium Density. The current use of the property is a long term rental that generates steady income. The potential under the new zoning provides for great development opportunity for up to 8 units either for long term rentals or to sell off as permanent housing for new homeowners. With the ongoing need for more housing within our community this would be a valued project. The location being close to schools, shopping, the hospital and recreation centre is also an asset. Have a look today and GET MOVING IN THE RIGHT DIRECTION!



Built in 1946

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206702 |
| Price | \$240,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 935 |
| Acres | 0.36 |
| Year Built | 1946 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 716 2 Street E |
| Subdivision | Central |
| City | Brooks |
| County | Brooks |
| Province | Alberta |
| Postal Code | T1R 0M9 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|---------------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Corner Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 71 |
| Zoning | R-MD |

Listing Details

| | |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|



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