

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

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MLS® #A2206702

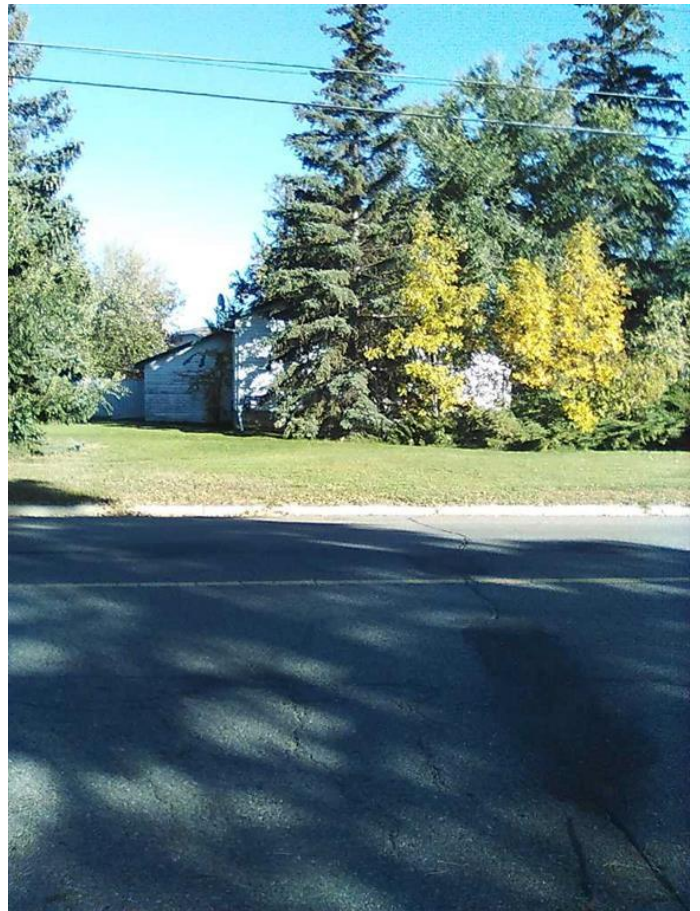
## \$240,000

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	39
Zoning	R-MD

## Listing Details

Listing Office	Harvest Real Estate
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