

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

MLS® #A2206702

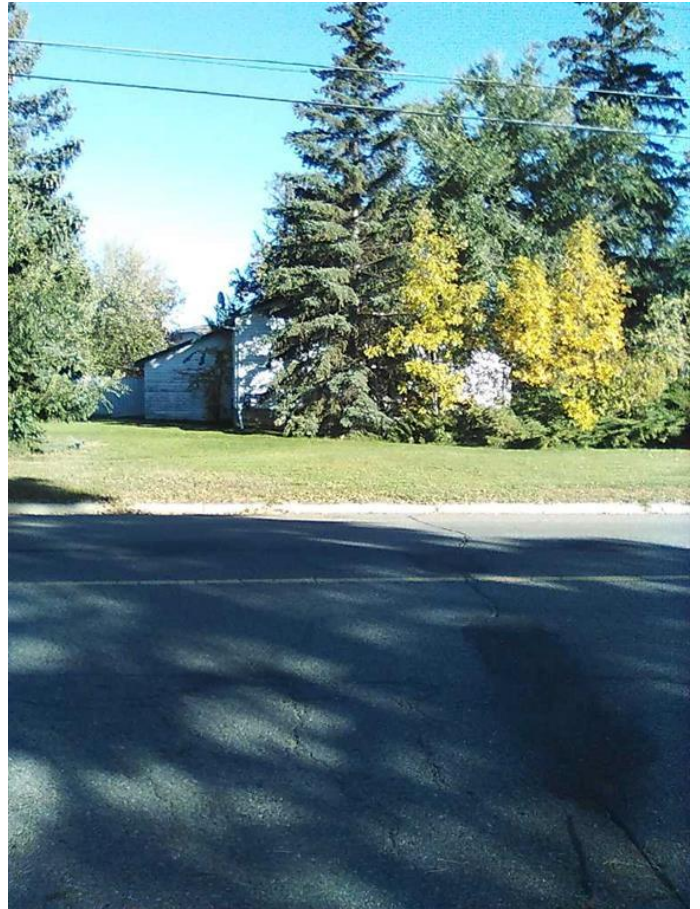
\$240,000

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	30
Zoning	R-MD

Listing Details

Listing Office	Harvest Real Estate
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