

# \$459,000 - 227 2 Street E, Brooks

MLS® #A2231009

**\$459,000**

3 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 0.21 Acres

Central, Brooks, Alberta

Excellent property in a quiet neighborhood; close to schools and shopping. Great opportunity for a very affordable mortgage! Live in one side and gain rent from the other side to keep all payments low !\* All windows were changed out to newer Jeldwen Solar Shield Low E vinyl and are in excellent condition. Basements are unfinished but have rough in Plumbing. Furnaces are upgraded to more efficient models. Huge lot allows for future double garage on both sides! This superb property awaits You and your Plans !\*\*

Built in 1976

## Essential Information

MLS® #	A2231009
Price	\$459,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address 227 2 Street E



Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0G8

### Amenities

Parking Spaces	8
Parking	Off Street, Parking Pad, RV Access/Parking, Stall

### Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s)
Appliances	Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 15th, 2025
Days on Market	6
Zoning	R-HD

### Listing Details

Listing Office	Brooks Realty
----------------	---------------

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.