

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

MLS® #A2231009

## \$459,000

6 Bedroom, 3.00 Bathroom, 2,000 sqft

Residential on 0.21 Acres

Central, Brooks, Alberta

Unique opportunity! A property like this does not come on the market very often. Located in a quiet neighbourhood within walking distance to schools, JBS Canada Centre (Lakeside Leisure Centre), hospital, and downtown amenities. Excellent opportunity to offset your mortgage! Live in one side and while getting rent from the other (has current tenant); or operate as a standalone investment. Each unit of this side-by-side investment offers 1000 SF of living space and a similar amount in the basement just waiting for your grand designs and vision. All windows replaced with newer JELD-WEN Solar Shield Low E vinyl in excellent condition. The basement of one unit is unfinished but has roughed in plumbing for a bathroom whilst the second unit has a 2-pc bathroom in the basement. Forced air heating with upgraded more efficient furnaces. Expansive lot allows for a future double garage on both sides! Long concrete driveway on each side provides ample parking and/or RV space, as well as space for your toys. Well-built sheds for each side complement the backyard, as does the secure fencing in good condition. This superb property offering excellent value and long-term potential awaits you!

Built in 1976

## Essential Information

MLS® #

A2231009



Price	\$459,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
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, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 15th, 2025

Days on Market            32

Zoning                        R-HD

### **Listing Details**

Listing Office                Brooks Realty

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