

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

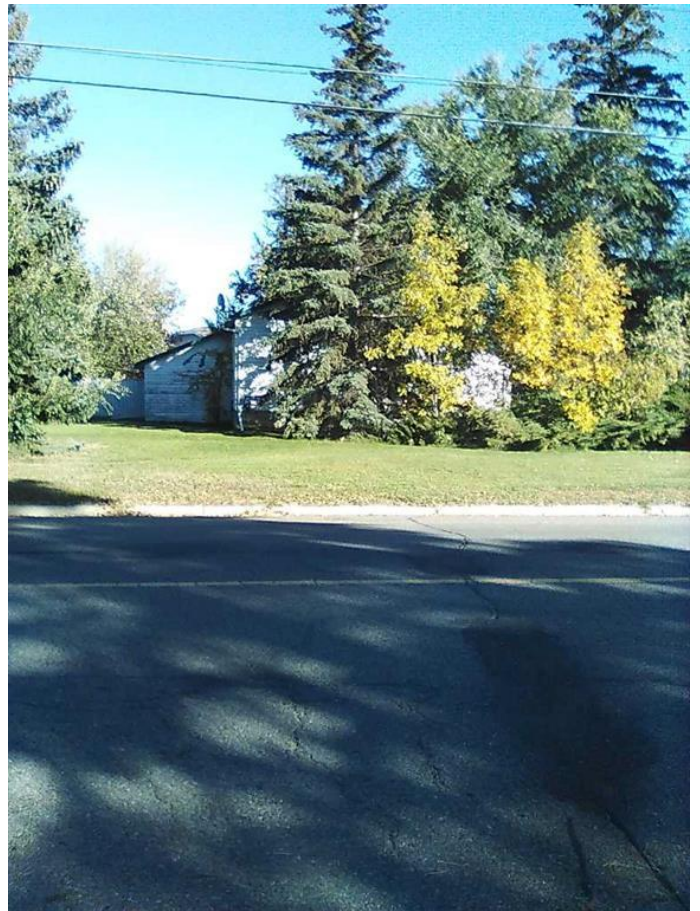
MLS® #A2206702

## \$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 26  
Zoning R-MD

## Listing Details

Listing Office Harvest Real Estate



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