

\$348,000 - 24 9 Avenue W, Brooks

MLS® #A2179072

\$348,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.23 Acres

Fairview, Brooks, Alberta

BIG Potential here!* This exceptionally huge lot offers all kinds of options. The home needs work and TLC. Super sized Living Room catches the the south sun over Hardwood flooring. 2 bdrms, kitchen + 4 pc bath up. Separate Side entry from the amazing sunroom, allows private entry down.* Most work is required here to complete the kitchenette + 2 more bdrms. Large Living Rm; Laundry and plentiful storage. With a park view, attached sunroom, Lg. single det. garage, tons of poured concrete parking for R.V., Boats + vehicles ! The Missed potential is Here- waiting for you !!** All new Baseboards and several Framed doors are included.

Built in 1977

Essential Information

MLS® #	A2179072
Price	\$348,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.23
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	24 9 Avenue W
Subdivision	Fairview
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0N4

Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Natural Woodwork, See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Days on Market	253
Zoning	R-SD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.