

# \$285,000 - 531 1a Avenue E, Brooks

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MLS® #A2208332

## \$285,000

5 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.14 Acres

Central, Brooks, Alberta

INVESTORS HAVE A LOOK! Whether you are a first time buyer of a revenue property or looking to add to your portfolio, check out the numbers on this return. This could also be a great purchase for you to fast track paying off the mortgage while you live upstairs and rent out the lower unit. The upper unit has 3 bedrooms, a sizeable kitchen and a living room/dining combination. There is an updated 4 piece bath with modern tile finish around the tub/shower, some newer vinyl flooring and updated counters in the kitchen. Downstairs has a complete renovation including new windows, new vinyl floors, new bathroom with tile around the tub/shower, updated electrical and some new appliances. The upper and lower units share laundry which is conveniently located at the base of the stairs in the shared side entrance. There is also a garage on the property that is currently being used as storage for one of the tenants. Have a look at this great opportunity and GET MOVING IN THE RIGHT DIRECTION!

Built in 1969

## Essential Information

MLS® #	A2208332
Price	\$285,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,008
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	531 1a Avenue E
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0H5

### **Amenities**

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Lawn
Roof	Metal
Construction	Mixed
Foundation	Block

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	40

Zoning

R-SD

## Listing Details

Listing Office

Harvest Real Estate



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