

# \$389,000 - 603 11 Street W, Brooks

MLS® #A2194883

**\$389,000**

2 Bedroom, 1.00 Bathroom, 894 sqft

Residential on 1.86 Acres

West End, Brooks, Alberta

Large parcel of prime land located well within City limits, is zoned Future Urban Development. Ideal location on the corner of Cassils Road and 11th Street west.

Townhome development, multi family etc. would make good \$ense. Older Home is not Hooked up to City Water and sewer systems. [ Originally had cistern + Tank system ] Electricity to the house and 26 ft. x 36 ft. shop is fully functional. House and Shop can serve well as a Base to work from. Additional parcels of land may be available north on 11th street.

Built in 1962

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2194883     |
| Price          | \$389,000    |
| Bedrooms       | 2            |
| Bathrooms      | 1.00         |
| Full Baths     | 1            |
| Square Footage | 894          |
| Acres          | 1.86         |
| Year Built     | 1962         |
| Type           | Residential  |
| Sub-Type       | Recreational |
| Style          | Bungalow     |
| Status         | Active       |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 603 11 Street W |
| Subdivision | West End        |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0E2         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | Central     |
| Cooling           | None        |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | City Lot        |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 66                  |
| Zoning         | FUD                 |

### **Listing Details**

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

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