

# \$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 developement, 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	174
Zoning	FUD

### **Listing Details**

Listing Office	Brooks Realty
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