

# \$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
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## Community Information

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

## Amenities

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

## Interior

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

## Exterior

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

## Additional Information

Date Listed	November 14th, 2024
Days on Market	153
Zoning	R-SD

## Listing Details

Listing Office	Brooks Realty
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