

# \$459,000 - 227 2 Street E, Brooks

MLS® #A2231009

**\$459,000**

6 Bedroom, 3.00 Bathroom, 2,000 sqft

Residential on 0.21 Acres

Central, Brooks, Alberta

Unique opportunity! A property like this does not come on the market very often. Located in a quiet neighbourhood within walking distance to schools, JBS Canada Centre (Lakeside Leisure Centre), hospital, and downtown amenities. Excellent opportunity to offset your mortgage! Live in one side and while getting rent from the other (has current tenant); or operate as a standalone investment. Each unit of this side-by-side investment offers 1000 SF of living space and a similar amount in the basement just waiting for your grand designs and vision. All windows replaced with newer JELD-WEN Solar Shield Low E vinyl in excellent condition. The basement of one unit is unfinished but has roughed in plumbing for a bathroom whilst the second unit has a 2-pc bathroom in the basement. Forced air heating with upgraded more efficient furnaces. Expansive lot allows for a future double garage on both sides! Long concrete driveway on each side provides ample parking and/or RV space, as well as space for your toys. Well-built sheds for each side complement the backyard, as does the secure fencing in good condition. This superb property offering excellent value and long-term potential awaits you!

Built in 1976

## Essential Information

MLS® #

A2231009



|                |                        |
|----------------|------------------------|
| Price          | \$459,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,000                  |
| Acres          | 0.21                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 227 2 Street E |
| Subdivision | Central        |
| City        | Brooks         |
| County      | Brooks         |
| Province    | Alberta        |
| Postal Code | T1R 0G8        |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Parking Spaces | 8                                                 |
| Parking        | Off Street, Stall, Parking Pad, RV Access/Parking |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Ceiling Fan(s), Bathroom Rough-in        |
| Appliances        | Refrigerator, Stove(s)                   |
| Heating           | Forced Air, Natural Gas, High Efficiency |
| Cooling           | None                                     |
| Has Basement      | Yes                                      |
| Basement          | Full, Unfinished                         |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Private Entrance                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Brick, Stucco, Wood Frame                                                               |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 15th, 2025  
Days on Market        71  
Zoning                      R-HD

**Listing Details**

Listing Office            Brooks Realty

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