

\$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 |
|--------|--------|

Community Information

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

Amenities

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

Interior

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

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 14th, 2024 |
| Days on Market | 280 |
| Zoning | R-SD |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.