

# \$105,000 - 536 2a Avenue W, Brooks

MLS® #A2215498

**\$105,000**

1 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.17 Acres

West End, Brooks, Alberta

This property offers a fresh start for a new vision! Stripped down to the studs, this home is currently uninhabitable with no functioning kitchen or bathroom but ready for your complete renovation or redevelopment. Located on a fantastic street near Griffin Park School, playground, soccer field and an outdoor skating rink, the location alone makes this a worthwhile investment.

Quick possession is available, giving you the chance to get started right away. Whether you're looking for a project or a potential new build site, the possibilities here are endless!

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215498    |
| Price          | \$105,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 970         |
| Acres          | 0.17        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 536 2a Avenue W |
| Subdivision | West End        |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0B1         |

### **Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### **Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | See Remarks |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | See Remarks |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Shingle              |
| Construction      | Mixed                |
| Foundation        | See Remarks          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 1                |
| Zoning         | R-SD             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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