

# \$139,900 - 115 3 Street E, Brooks

MLS® #A2214139

**\$139,900**

1 Bedroom, 1.00 Bathroom, 490 sqft

Residential on 0.21 Acres

Central, Brooks, Alberta

DO YOU HAVE A LONG TERM VISION TO BUILD WEALTH? This starter revenue property is a brilliant play with so many different strategies. It is a perfect, even more affordable alternative to renting an apartment, but with the bonus of a huge yard & garage! Studio style home is a good fit for a single person or couple with open plan kitchen, living, bedroom & entry. 2 PC bath consists of stand up shower & toilet. Good storage. Attached 25 x 30 garage with concrete floor. Payments of approx. \$670 monthly with 5% down payment of \$6750. 75 x 120 ft lot is zoned R-HD which is suitable for construction of multifamily property. Established yard has been cared for by a gardener; amending soils, planting perennials, strawberries, raspberries & shrubs. Lots of parking for your RV, boat, etc. For a snowbird, first time buyer or investment buyer, this property offers so much opportunity for a small price. Check out the virtual tour to see if it's right for you.

Built in 1921

## Essential Information

MLS® #	A2214139
Price	\$139,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	490



Acres	0.21
Year Built	1921
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	115 3 Street E
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0H1

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	19
Zoning	R-HD

### **Listing Details**

Listing Office

Royal LePage Community 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.