

# \$55,000 - 511 1a Avenue E, Brooks

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MLS® #A2214582

**\$55,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Central, Brooks, Alberta

Investment Opportunity! Future Urban  
Development Lot!

Here's your chance to own a versatile piece of land in a well established, mixed-use neighbourhood! Measuring 50' x 120', this fully serviced lot has power, gas, water, and sewer to the property line, making it a ready canvas for your next project or investment.

Zoned Future Urban Development (FUD), this property offers a level of flexibility compared to more restrictive zoning types. Whether you're envisioning a single family detached home, modular home, good condition - used modular home, moved-in dwelling, or even a moved-in outbuilding, this lot can accommodate your vision. FUD zoning also allows for a variety of permitted and discretionary uses including home based businesses and outdoor storage. Bring your ideas!

The surrounding area includes a mix of single family homes, multi-family residences, commercial properties, and community amenities such as a daycare, hospital, and schools nearby, enhancing the appeal for both residential and investor buyers.

If you're looking for an affordable lot with a range of development potential, this is the one!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2214582         |
| Price     | \$55,000         |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 511 1a Avenue E |
| Subdivision | Central         |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0H6         |

## Amenities

|           |  |
|-----------|--|
| Utilities | Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Sewer Available, Water Available |
|-----------|--|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 102              |
| Zoning         | FUD              |

## Listing Details

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

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