

# \$225,000 - 423 3a Street W, Brooks

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MLS® #A2253996

**\$225,000**

4 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.14 Acres

West End, Brooks, Alberta

Looking for a great starter home or revenue property at a great price. This home is centrally located close to schools and shopping. This 4 bedroom, 2 bathroom home has a lot of potential and is needing someone with a vision and energy to give it the improvements that it needs. There is a large living room and spacious kitchen that are only divided by a generous breakfast bar giving the home a wonderful open concept. There are 2 bedrooms and a 4 piece bath also on the main level. The back porch leads downstairs where there is a separate entrance to a possible lower unit. Downstairs is an open area currently used as a family room, 2 oversized bedrooms, a large laundry space and a 3 piece bath. there is also plenty of storage under the stairway. Outside you will appreciate the private yard with some newer treated fencing, a firepit and an apple tree. There is also the driveway/patio that leads to the single car garage. Improvements to the home include updated kitchen cabinets, some new light fixtures, updated electrical and new shingles 3 years ago. Come and have a look and GET MOVING IN THE RIGHT DIRECTION!

Built in 1969

## Essential Information

MLS® #                   A2253996

Price                     \$225,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 955         |
| Acres          | 0.14        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 423 3a Street W |
| Subdivision | West End        |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0E6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Siding          |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |
| Zoning         | R-SD                |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|



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