

# \$200,000 - B, 531 4 Avenue E, Brooks

MLS® #A2267452

## \$200,000

3 Bedroom, 1.00 Bathroom, 856 sqft  
Residential on 0.11 Acres

Central, Brooks, Alberta

LOCATION . LOCATION . LOCATION! When location matters.....this is the HOME for YOU! Perfectly situated across from the high school & hospital, walking distance to numerous schools and recreation complex. This Half-Duplex home features 3 good sized bedrooms, 1 full bathroom, central air conditioner, fenced yard, and finished basement. A great home or investment opportunity! Don't miss out on the outstanding property.

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267452               |
| Price          | \$200,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 856                    |
| Acres          | 0.11                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | B, 531 4 Avenue E |
| Subdivision | Central           |



|             |         |
|-------------|---------|
| City        | Brooks  |
| County      | Brooks  |
| Province    | Alberta |
| Postal Code | T1R 0G7 |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | See Remarks               |
| Appliances        | See Remarks               |
| Heating           | Forced Air, Floor Furnace |
| Cooling           | Central Air               |
| Has Basement      | Yes                       |
| Basement          | Full                      |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Yard, Front Yard       |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Wood Frame, Other |
| Foundation        | Poured Concrete             |

### **Additional Information**

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

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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