

# \$348,000 - 24 9 Avenue W, Brooks

MLS® #A2179072

## \$348,000

4 Bedroom, 2.00 Bathroom, 1,054 sqft  
Residential on 0.23 Acres

Fairview, Brooks, Alberta

BIG Potential here!\* This exceptionally huge lot offers all kinds of options. The home needs work and TLC. Super sized Living Room catches the the south sun over Hardwood flooring. 2 bdrms, kitchen + 4 pc bath up. Separate Side entry from the amazing sunroom, allows private entry down.\* Most work is required here to complete the kitchenette + 2 more bdrms. Large Living Rm; Laundry and plentiful storage. With a park view, attached sunroom, Lg. single det. garage, tons of poured concrete parking for R.V., Boats + vehicles ! The Missed potential is Here- waiting for you !!\*\* All new Baseboards and several Framed doors are included.

Built in 1977

### Essential Information

MLS® #	A2179072
Price	\$348,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.23
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### Community Information

Address 24 9 Avenue W  
Subdivision Fairview  
City Brooks  
County Brooks  
Province Alberta  
Postal Code T1R 0N4

### Amenities

Parking Spaces 6  
Parking RV Access/Parking, Off Street, Parking Pad, Single Garage Detached  
# of Garages 1

### Interior

Interior Features See Remarks, Natural Woodwork  
Appliances Refrigerator, Stove(s)  
Heating Natural Gas, Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Features Garden  
Lot Description City Lot, Landscaped  
Roof Asphalt Shingle  
Construction Concrete, Composite Siding, Mixed, See Remarks  
Foundation Poured Concrete

### Additional Information

Date Listed November 14th, 2024  
Days on Market 140  
Zoning R-SD

### Listing Details

Listing Office Brooks Realty

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