

# \$139,900 - 115 3 Street, 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
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	1
Zoning	R-HD

### **Listing Details**

Listing Office

Royal LePage Community Realty

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