

# \$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
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## Additional Information

Date Listed	April 24th, 2025
Days on Market	143
Zoning	FUD

## Listing Details

Listing Office	Royal LePage Community Realty
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