



**424 2 Street W
Brooks, Alberta**

MLS # A2285901



\$312,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	834 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2
Garage:	Asphalt, Drive Through, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Level		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: New cabinets to ready to install

Opportunity awaits with this versatile six-bedroom property in the heart of Brooks. Thoughtfully configured as a roommate-focused residence, this home offers a practical layout designed to maximize rental potential and privacy. Featuring two kitchens and two full bathrooms, the remaining living areas have been efficiently converted into individual bedroom spaces, creating strong income possibilities or flexible multi-tenant living. Low-maintenance upgrades add long-term value and peace of mind, including a durable metal roof and newer windows. The sale also includes brand new upper kitchen cabinets, ready for the buyer to install and further enhance the space to their preference. Outside, convenience is key with a drive-through driveway and an additional four-car laneway parking pad—ideal for tenants or guests. Centrally located in Brooks, this property offers easy access to amenities, shopping, schools, and services. Whether you continue operating it as a roommate-focused property or convert it back into a comfortable