



**307 17 Street E
Brooks, Alberta**

MLS # A2290791



\$998,000

Division:	Meadowbrook		
Type:	Multi-Family/Row/Townhouse		
Style:	Bi-Level		
Size:	2,800 sq.ft.	Age:	2015 (11 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Bldg Name:	-
Floors:	Ceramic Tile, Hardwood	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: refrigeration (4), stove (4), dishwasher (4), washer (4), dryer (4)

INTERIOR PICTURES COMING SOON! This is an excellent time to invest and start or expand your portfolio. This is a unique opportunity featuring four standalone units held under a single title. Each unit offers an identical bi-level layout with 1,400 square feet of total living space. The main level consists of a spacious, open-concept living area with hardwood floors and a well-appointed kitchen featuring a large sit-up island, a corner pantry, and granite countertops. A half-bath and a laundry room are also conveniently located on this level. The lower level includes three spacious bedrooms and a full four-piece bathroom. Every unit is equipped with central air conditioning, a private balcony, and two dedicated parking stalls. With all four units currently occupied and a low-maintenance yard, this property serves as a turn-key addition to your investment strategy.