



**GRASSROOTS**  
REALTY GROUP

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**603 11 Street W  
Brooks, Alberta**

**MLS # A2194883**



**\$389,000**

<b>Division:</b>	West End		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.86 Acres		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	FUD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Large parcel of prime land located well within City limits, is zoned Future Urban Development. Ideal location on the corner of Cassils Road and 11th Street west. Townhome developement, multi family etc. would make good \$ense. Older Home is not Hooked up to City Water and sewer systems. [ Originally had cistern + Tank system ] Electricity to the house and 26 ft. x 36 ft. shop is fully functional. House and Shop can serve well as a Base to work from. Additional parcels of land may be available north on 11th street.