

**531 1A Avenue E  
Brooks, Alberta**

**MLS # A2208332**



**\$285,000**

<b>Division:</b>	Central		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Refrigerator, stove

INVESTORS HAVE A LOOK! Whether you are a first time buyer of a revenue property or looking to add to your portfolio, check out the numbers on this return. This could also be a great purchase for you to fast track paying off the mortgage while you live upstairs and rent out the lower unit. The upper unit has 3 bedrooms, a sizeable kitchen and a living room/dining combination. There is an updated 4 piece bath with modern tile finish around the tub/shower, some newer vinyl flooring and updated counters in the kitchen. Downstairs has has a complete renovation including new windows, new vinyl floors, new bathroom with tile around the tub/shower, updated electrical and some new appliances. The upper and lower units share laundry which is conveniently located at the base of the stairs in the shared side entrance. There is also a garage on the property that is currently being used as storage for one of the tenants. Have a look at this great opportunity and GET MOVING IN THE RIGHT DIRECTION!