

\$449,000 - 367 16 Street E, Brooks

MLS® #A2163498

\$449,000

0 Bedroom, 0.00 Bathroom, 2,080 sqft

Multi-Family on 0.08 Acres

Meadowbrook, Brooks, Alberta

INVESTMENT OPPORTUNITY - Full Duplex For Sale - Featuring 4 separates. Unit A offers 3 bedrooms, 1 1/2 baths. It has been completely renovated & sparkles from top to bottom. Brand new kitchen cabinets featuring quartz countertops, new stainless steel appliances, the bathroom have been updated with new vanities & fixtures & new flooring flows throughout. There is a separate side entrance for Unit B studio - also completely renovated with a wet bar, full bath, new flooring & laundry area. Both units are currently vacant which gives you the opportunity to live in there while the income generated from Unit C & D make your mortgage payments. Unit C & D have not been updated but have been maintained & occupied by long term tenants. Unit C - full kitchen & living room, 3 bedrooms, 1 1/2 baths. Unit D - separate side entrance, 1 bedroom, kitchen & laundry area. There is extra parking in the back - Brooks Community College is close by as well as the Ecole Le Ruisseau School, Ball Diamonds & Golf Course.



Built in 2006

Essential Information

MLS® #	A2163498
Price	\$449,000
Sold Price	\$449,000

Bathrooms	0.00
Square Footage	2,080
Acres	0.08
Year Built	2006
Type	Multi-Family
Sub-Type	Duplex
Style	2 Storey, Back Split
Status	Sold

Community Information

Address	367 16 Street E
Subdivision	Meadowbrook
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1K5

Amenities

Parking Spaces	4
----------------	---

Interior

Appliances	Built-In Refrigerator, Dishwasher, Stove(s)
Heating	Forced Air

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Vinyl Siding

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 27th, 2024
Days on Market	17
Zoning	R-HD
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.