

\$390,000 - 911 Cassils Road W, Brooks

MLS® #A2246703

\$390,000

0 Bedroom, 0.00 Bathroom, 1,700 sqft

Multi-Family on 0.16 Acres

West End, Brooks, Alberta

Attention Investors! Fourplex Investment Opportunity!

Discover the potential in this well located fourplex, offering four suites each containing 2 bedrooms & 1 full bathroom and laundry hookups in the basement. Every unit features a private balcony, and several have been updated with newer or refreshed cabinetry, granite countertops and laminate flooring for a modern touch.

The property includes 4 rear parking stalls, partially fenced yards, and a layout that appeals to long-term tenants. With room to increase rental rates and enhance overall income, this property offers a strong opportunity for investors looking to boost cash flow and add value.

Conveniently situated on a main Brooks corridor in the west end, close to amenities and Griffin Park Elementary School. This is a prime chance to secure a multi-family property in Brooks with plenty of upside potential. Call your real estate professional today.

Built in 1974

Essential Information

MLS® # A2246703

Price \$390,000

Sold Price \$392,500



Bathrooms	0.00
Square Footage	1,700
Acres	0.16
Year Built	1974
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	911 Cassils Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B8

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Off Street

Interior

Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Flat, Membrane
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Date Sold	September 11th, 2025
Days on Market	35

Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Community Realty

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