

\$350,000 - 324 3 Street W, Brooks

MLS® #A2261858

\$350,000

5 Bedroom, 3.00 Bathroom, 1,330 sqft

Residential on 0.14 Acres

Central, Brooks, Alberta

This revenue generating property is centrally located close to shopping, schools and the JBS Recreation Centre making it a very desirable rental. The upper unit has a generously sized primary bedroom with a 2 piece ensuite, 2 more large bedrooms, a spacious living room, an eat in kitchen with a pantry, a 4 piece bathroom and stacking washer and dryer. There are all new windows, updated carpet in the bedrooms and newer flooring in the main living areas of the upper unit. There is a separate exterior entrance to the lower unit where there is a sizeable main living area, a newly renovated kitchen boasting new cabinets and backsplash, 2 oversized bedrooms, an updated 4 piece bath with tile tub surround and a laundry room with storage. The property has a patio, a fenced back yard, a front driveway and multiple parking spaces off the back alley. Have a look at this great investment opportunity and GET MOVING IN THE RIGHT DIRECTION!

Built in 1977

Essential Information

MLS® #	A2261858
Price	\$350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,330
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	324 3 Street W
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0E7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Boiler, Zoned
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4

Zoning

RHD

Listing Details

Listing Office

Harvest Real Estate



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