

# \$295,000 - 1143 Cassils Road W, Brooks

MLS® #A2231785

## \$295,000

4 Bedroom, 3.00 Bathroom, 1,018 sqft

Residential on 0.15 Acres

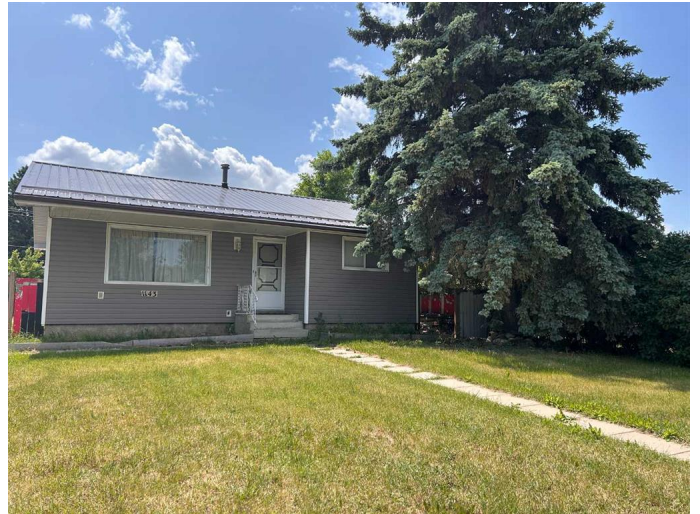
West End, Brooks, Alberta

Priced to Sell!!! Welcome to your new family home or investment property! The metal roof was completed in 2025. New siding and insulation were completed in 2020. A New furnace was installed in 2013. This home boasts potential to be a fantastic family oasis or an income creator for the savvy buyer. The main floor hosts a large kitchen, a living room, 3 bedrooms and 2 bathrooms. The basement has a second kitchen, a bathroom, a living room, a bedroom and 2 office spaces. With a convenient storage shed at the back of the home and plenty of off-street parking, this home offers you affordability, peace of mind, and a future financial asset. Don't wait; book your showing-time today to seize this fantastic opportunity!

Built in 1977

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231785    |
| Price          | \$295,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,018       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1143 Cassils Road W |
| Subdivision | West End            |
| City        | Brooks              |
| County      | Brooks              |
| Province    | Alberta             |
| Postal Code | T1R 0C7             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                      |
| Appliances        | Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite                            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot |
| Roof              | Metal   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 8               |
| Zoning         | R-SD            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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.