

# \$55,000 - 511 1a Avenue E, Brooks

---

MLS® #A2214582

**\$55,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Central, Brooks, Alberta

Investment Opportunity! Future Urban  
Development Lot!

Here's your chance to own a versatile piece of land in a well established, mixed-use neighbourhood! Measuring 50' x 120', this fully serviced lot has power, gas, water, and sewer to the property line, making it a ready canvas for your next project or investment.

Zoned Future Urban Development (FUD), this property offers a level of flexibility compared to more restrictive zoning types. Whether you're envisioning a single family detached home, modular home, good condition - used modular home, moved-in dwelling, or even a moved-in outbuilding, this lot can accommodate your vision. FUD zoning also allows for a variety of permitted and discretionary uses including home based businesses and outdoor storage. Bring your ideas!

The surrounding area includes a mix of single family homes, multi-family residences, commercial properties, and community amenities such as a daycare, hospital, and schools nearby, enhancing the appeal for both residential and investor buyers.

If you're looking for an affordable lot with a range of development potential, this is the one!



## Essential Information

MLS® #	A2214582
Price	\$55,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	511 1a Avenue E
Subdivision	Central
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0H6

## Amenities

Utilities	Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Sewer Available, Water Available
-----------	--

## Additional Information

Date Listed	April 24th, 2025
Days on Market	104
Zoning	FUD

## Listing Details

Listing Office	Royal LePage Community 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.