

## \$399,900 - 923 Cassils Road, Brooks

MLS® #E4423942

**\$399,900**

1 Bedroom, 4.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

West End, Brooks, AB

Nestled at 923 Cassils Rd W in Brooks stands a charming 4-plex, primed for immediate occupancy. 2 story units that are all currently rented out, sparing you the search for tenants. Utilities are included in three of the units, while the fourth requires the tenant to cover utility costs.

Built in 1974

### Essential Information

MLS® #	E4423942
Price	\$399,900
Bedrooms	1
Bathrooms	4.00
Full Baths	4
Square Footage	1,710
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### Community Information

Address	923 Cassils Road
Area	Brooks
Subdivision	West End



City	Brooks
County	ALBERTA
Province	AB
Postal Code	T1R 0E4

### **Amenities**

Amenities	On Street Parking
Parking	Front/Rear Drive Access, No Garage, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	47
Zoning	Zone RUR6

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Listing information last updated on April 20th, 2025 at 7:47am MDT