

\$420,000 - 927 Cassils Road W, Brooks

MLS® #A2246734

\$420,000

0 Bedroom, 0.00 Bathroom, 1,730 sqft

Multi-Family on 0.17 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, 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® # A2246734

Price \$420,000

Bathrooms 0.00



Square Footage	1,730
Acres	0.17
Year Built	1974
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

Community Information

Address	927 Cassils Road W
Subdivision	West End
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0B8

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, 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

Lot Description	Back Lane, Back Yard
Roof	Flat, Membrane
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	5
Zoning	R-LD

Listing Details

Listing Office Royal LePage Community Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.