

# **\$325,000 - 131 Wildrose Avenue W, Brooks**

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MLS® #A2229639

## **\$325,000**

4 Bedroom, 3.00 Bathroom, 1,013 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

This beautifully maintained, 4 bedroom bi-level is sure to impress with all of its improvements. The home has new vinyl windows, a new metal roof, and new exterior doors. The living room is filled with natural light from the large picture window and it has a partial wall that opens to the kitchen dining area. The large kitchen has newer cabinets, counter tops and all new stainless steel appliances. There is a garden door that leads to the refurbished deck that overlooks a private yard with apple, pear and nanking cherry trees as well as raspberry bushes and raised garden beds for your summer vegetables or flowers. The yard can also accommodate a garage with side access as per city specifications. The main floor is also host to the primary bedroom with an updated 2 piece bathroom, 2 additional bedrooms and the main, updated 4 piece bath. Downstairs is a spacious family room with under stair storage, a bonus room that could easily be turned into a 5th bedroom, another sizeable bedroom, a 3 piece bath and the laundry/utility room complete with counter and cabinets. Additional improvements to the home include a new furnace, new air conditioner, new interior doors and an updated knock down ceiling in the basement. All the work has been done so it's time to GET MOVING IN THE RIGHT DIRECTION!

Built in 1981

## **Essential Information**



MLS® #	A2229639
Price	\$325,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,013
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	131 Wildrose Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A7

### Amenities

Parking	None
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### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Private, Underground Sprinklers, Fruit Trees/Shrub(s), Garden
Roof	Metal

Construction	Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	6
Zoning	R-SD

**Listing Details**

Listing Office	Harvest Real Estate
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