

# \$250,000 - 4 Spruce Avenue W, Brooks

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MLS® #A2255392

## \$250,000

3 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

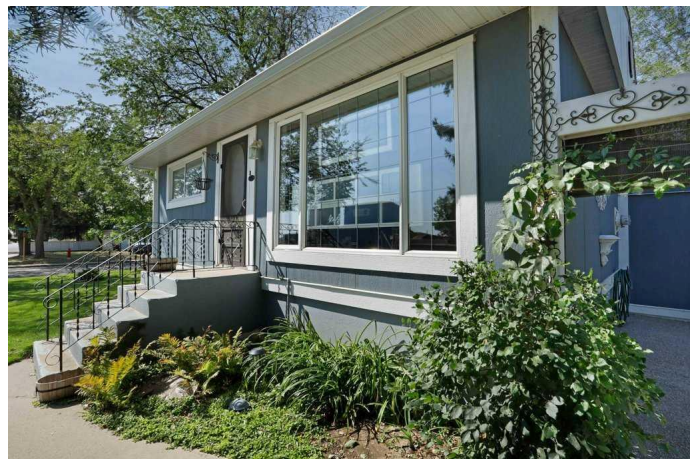
Practically perfect! Are you looking for a home that offers low maintenance, a garage and nicely sized for 1 or 2 people? Here it is! A cheerful bungalow that offers 2 bedrooms and 1 bathroom upstairs, tidy modern kitchen, cozy living room with fantastic large newer windows. Perhaps you would like a space for a room-mate? Take a look at the bonus bedroom in the basement. It comes with a sink, 2 piece bathroom, furniture and fridge can be included. The home has been substantially upgraded over the past 6 years, including furnace, siding, Central Air, Hot water tank, shingles, flooring, windows, bathrooms and cosmetic touches. The owner also went to the expense to improve the walls to 2x6 construction with added insulation. Making this "home sweet home" energy efficient. The exterior compliments the neighbourhood with beautifully groomed landscaping. You will love the tucked in patio , in-floor heated garage, extra parking in the back with back alley access, yard irrigation water and lets not forget the underground sprinklers! Take a peek at the virtual tour offered. If this fits your lifestyle, book your showing and prepare to be impressed.

Built in 1955

## Essential Information

MLS® #                   A2255392

Price                     \$250,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4 Spruce Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R1C5

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	R-SD

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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