

\$249,900 - 68 Spruce Avenue W, Brooks

MLS® #A2218208

\$249,900

5 Bedroom, 1.00 Bathroom, 1,041 sqft

Residential on 0.11 Acres

Sunnylea, Brooks, Alberta

WELCOME HOME to this spacious 5-bedroom, 1-bathroom home, nestled in a welcoming, family-oriented neighborhood. Built in 1962, this home offers a great opportunity for first-time buyers or those looking to add their personal touch to a property with strong bones and plenty of potential.

Step inside to find a functional layout with room for everyone—whether you need extra bedrooms, a home office, or a playroom, this home has you covered. The metal roof offers long-lasting durability, and the single-car garage adds convenient storage and parking. While the home could use a bit of TLC, it's a fantastic canvas for your vision. With a little updating, you can create the perfect home in a community where kids ride bikes, neighbors say hello, and local schools, parks, and amenities are just a short walk away. Don't miss this opportunity to invest in a solid home with room to grow—come see the potential for yourself!

Built in 1962

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2218208 |
| Price | \$249,900 |
| Bedrooms | 5 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,041 |



| | |
|------------|-------------|
| Acres | 0.11 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 68 Spruce Avenue W |
| Subdivision | Sunnylea |
| City | Brooks |
| County | Brooks |
| Province | Alberta |
| Postal Code | T1R 0A2 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Floor Furnace |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |
| Roof | Metal |
| Construction | Concrete, Wood Frame, Other |
| Foundation | Poured Concrete, Block |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 67 |
| Zoning | R-SD |

Listing Details

Listing Office CIR REALTY

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