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

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 it's 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 over looks 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

#### 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, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private,

**Underground Sprinklers** 

Roof Metal

Construction Aluminum Siding Foundation Poured Concrete

## **Additional Information**

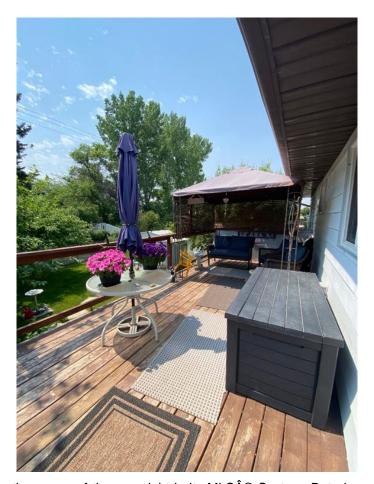
Date Listed June 9th, 2025

Days on Market 15

Zoning R-SD

## **Listing Details**

Listing Office Harvest Real Estate



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