

\$242,000 - 63 Spruce Avenue W, Brooks

MLS® #A2111363

\$242,000

4 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.16 Acres

Sunnylea, Brooks, Alberta

Looking for an affordable starter home? This 4 bedroom, 1 & 1 1/2 bath home may be exactly what you're looking for. The porch entrance allows for boots and coats to be tucked away and not cluttering space in the main living areas. The porch opens up to the bright kitchen with a view of the beautiful backyard. The living room is a nice size and stays cooler throughout the summer months with a north facing picture window. there are 2 bedrooms and a four piece bath that complete the upper level of the home. Downstairs is a family room. 2 additional bedrooms. laundry and storage. Notable improvements to the home are the newer fridge and stove as well as the no maintenance metal roof. The yard boasts and abundance of flower beds, raised gardens and a 2 tired deck with a gazebo. There are 2 sheds in the back corner of the yard, one of which is used as a small workshop with power. This cozy home is waiting for it's new family so call for a showing today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1965

Essential Information

MLS® #	A2111363
Price	\$242,000
Sold Price	\$225,000
Bedrooms	4
Bathrooms	1.00



Full Baths	1
Square Footage	888
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	63 Spruce Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A2

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Bookcases, Storage
Appliances	Electric Stove, Freezer, Portable Dishwasher, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Garden, Seasonal Water
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
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Date Sold	May 8th, 2024
Days on Market	69
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Harvest Real Estate
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