

\$294,000 - 67 Spruce Avenue W, Brooks

MLS® #A2165034

\$294,000

4 Bedroom, 2.00 Bathroom, 1,272 sqft

Residential on 0.19 Acres

Sunnylea, Brooks, Alberta

****Charming Home in Sunnylea****

Welcome home, nestled on a generously sized lot in the sought-after Sunnylea neighborhood! This delightful property boasts over 1200 square feet of living space, highlighted by a stunning 10x16 three-season sunroom on the west side, perfect for enjoying those beautiful sunsets.

Step inside to a spacious kitchen featuring ample cabinetry, a convenient tabletop stove, built-in oven, and a trash compactor, making meal prep a breeze. The main living room is warm and inviting, complete with a cozy gas fireplace, ideal for those chilly evenings. Venture downstairs to the family room, where you'll find a charming wood-burning woodstove, creating a perfect retreat for relaxation and gathering. This home has updated windows.

The property also includes a spacious 24x24 insulated detached garage, providing plenty of space for your vehicles and storage needs. With its charming details and big potential, this home is ready for you to make it your own. Don't miss out on this incredible opportunity—book your showing today!



Built in 1962

Essential Information

MLS® # A2165034

Price \$294,000

Sold Price	\$274,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,272
Acres	0.19
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	67 Spruce Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Natural Woodwork, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 7th, 2024
Days on Market	25
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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