

\$395,000 - 39 Wildrose Crescent, Brooks

MLS® #A2166212

\$395,000

4 Bedroom, 3.00 Bathroom, 1,195 sqft
Residential on 0.19 Acres

Sunnylea, Brooks, Alberta

BETTER THAN BRAND NEW! Strike the perfect combination with a professionally rebuilt bi-level home, by reputable Rocky Cross Construction. Located on a wonderful mature lot; its a rare find & you'll love it! Maintenance free exterior is finished with premium HardieBoard siding, vinyl windows, new shingles & an oversized deck with maintenance free railing. This classic floorplan is such a pleaser! Generous front entry with attractive blond woodwork & eye-catching lighting. Main floor is open, sunny, spacious & bright! The huge L shaped living room & dining room will accomodate different configurations with larger furniture pieces. Dreamy white kitchen is both modern & timeless. Ample cabinet storage & miles of counter top make it super functional as well as good looking. Brand new, LG fridge, dishwasher, stove & microwave fan. Easy care high quality laminate flooring through main with comfortable carpets in bedrooms. Three nicely sized bedrooms, all with good closets. 4 pc main bath has attractive new vanity, tilework & maintenance free tub surround. Primary bedroom will fit your largest king suite & a 2 pc bathroom of your own makes getting out the door in the morning a breeze. This is the brightest basement & such a nice layout. Family room is huge & could be divided to create more bedrooms. 4 pc bath, storage, office space (could be a bedroom with a change of window) & laundry. You will notice a difference in your utility bills with having



upgraded insulation, windows & high efficiency furnace & water heater. Plenty of off street parking space with asphalt driveway; there's room for your RV, boat & all of the vehicles. Fenced back yard is so private; concrete fence is a noise barrier too. Fenced off dog run, productive garden spot, mature shade & shelter trees & beautiful cedars. The brand new low maintenance deck is where you'll want to spend your mornings, afternoons & evenings! Worry free living with warranties on all appliances, furnace, water heater, most fixtures & all trades provide warranty on their work. Take the virtual tour & get ready for action! We can have you settled into a beautiful new home before the snow flies.

Built in 1993

Essential Information

MLS® #	A2166212
Price	\$395,000
Sold Price	\$395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	39 Wildrose Crescent
Subdivision	Sunnylea
City	Brooks
County	Brooks

Province	Alberta
Postal Code	T1R0A9

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Garden, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	October 13th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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