

\$190,000 - 19 Spruce Avenue W, Brooks

MLS® #A2178153

\$190,000

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to Sunnylea, a neighborhood where the streets wear leafy crowns and each house seems spun from a fairy tale. Here stands a charming, gingerbread-like home with a red, ornate wooden storm door that invites you in from under a sweet little canopy. Come in and stay awhile. In the bright entryway, gleaming hardwood floors whisper of cozy gatherings and holiday cheer. The dining room is a vision of warmth and light, with double French doors that open onto a charming, covered deck. Here, one could easily imagine holiday dinners spilling into laughter under twinkling fairy lights as snow dusts the backyard's many trees. On the side of the home, fruit trees sleep under the winter sky, waiting to blossom again come spring, while the back deck provides a cozy retreat to enjoy cocoa. A winding path leads through the lush backyard, where a delightful playset and fire pit await evenings filled with the crackle of fireside stories. This magical outdoor haven is perfect for whimsical picnics or gathering with friends around the flames beneath the boughs of fruit trees. Inside, the vintage-style kitchen glows with natural light pouring through large windows, catching the sparkle of an antique-inspired faucet—a space that feels like it's been plucked from a holiday postcard. Hardwood floors lend an old-world charm to the heart of this home, with accents of black-and-white checkered flooring that add a timeless touch. The main bathroom is a retreat of its own, featuring a claw-foot tub perfect for soaking



away the day. A glass doorknob, vintage fixtures, and an antique-style cabinet feel as if theyâ€™ve been crafted by woodland creatures who took their time with each careful detail. With every window framing charming views of Sunnyleaâ€™s canopy-covered streets, itâ€™s easy to picture this home in a holiday glow, with a wreath on the door and warmth spilling from every corner. Let this home be the next story you tell.

Built in 1965

Essential Information

MLS® #	A2178153
Price	\$190,000
Sold Price	\$185,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	816
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	19 Spruce Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A1

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Separate Entrance, Ceiling Fan(s), French Door
Appliances	Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 18th, 2024
Days on Market	11
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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