

# \$285,000 - 71 Spruce Avenue, Brooks

MLS® #A2194024

**\$285,000**

4 Bedroom, 2.00 Bathroom, 779 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to your perfect starter home in the highly sought-after Sunnylea community!

This fully renovated bi-level gem offers over 1,400 sq ft of spacious living with 4 bedrooms and 2 brand-new bathrooms.

• The home features new luxury vinyl planks throughout, new kitchen cabinets, and freshly painted walls in a trendy off-white that create a modern, inviting atmosphere.

• Enjoy bright, energy-efficient LED lighting throughout, illuminating every room.

• You™ll love the metal roof and metal siding, offering durability and low maintenance for years to come.

• The brand-new furnace ensures comfort all year round, while the recreation room gives you plenty of space to relax or entertain.

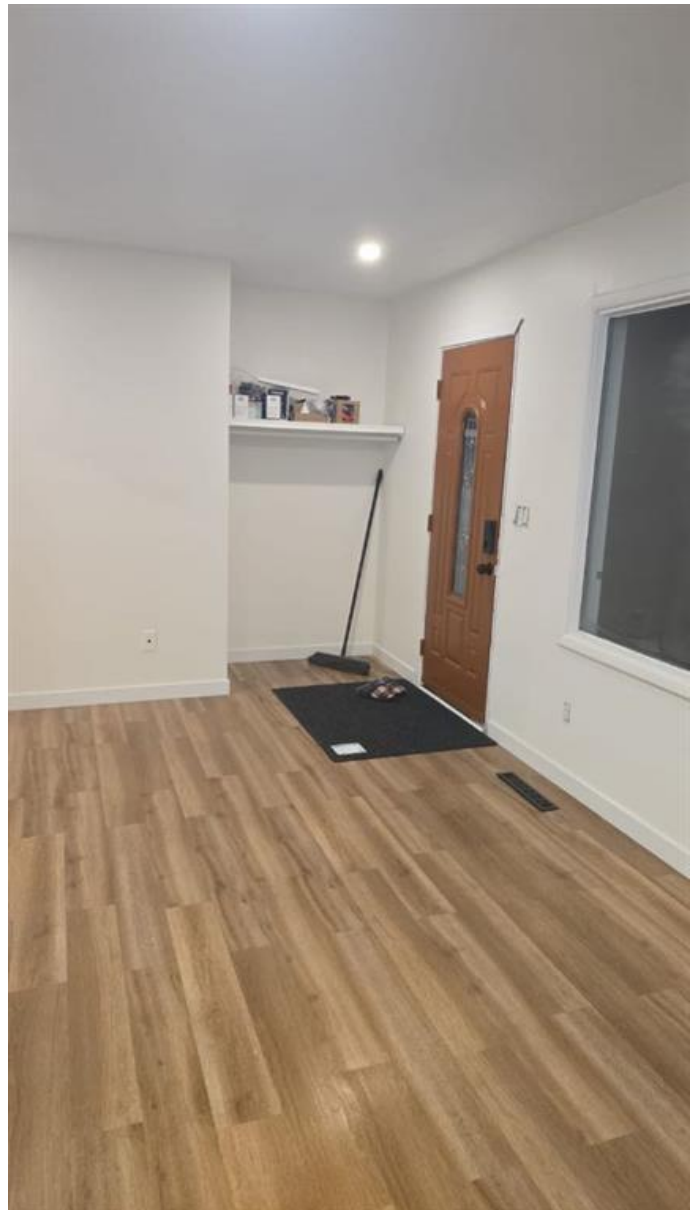
• Huge lot with mature trees, offering the perfect setting for family gatherings, and plenty of space to build a garage. A back alley provides convenient access.

This affordable home is a rare find in Brooks™ fully renovated and ready for you to move in. Storage shed included!

If you™re looking for a beautiful, well-priced home that combines modern updates with practicality, this is the one for you.

Don™t miss out – schedule your showing today

OWNER WILL SUPPLY TITLE INSURANCE



IN LIUE FOR RPR

Built in 1963

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194024    |
| Price          | \$285,000   |
| Sold Price     | \$285,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 779         |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 71 Spruce Avenue |
| Subdivision | Sunnylea         |
| City        | Brooks           |
| County      | Brooks           |
| Province    | Alberta          |
| Postal Code | T1R 0A5          |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Off Street, Additional Parking, Alley Access, RV Access/Parking |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, No Animal Home                                        |
| Appliances        | Dishwasher, Refrigerator, Electric Range, ENERGY STAR Qualified Appliances, Range Hood |
| Heating           | Forced Air, Natural Gas, Central, ENERGY STAR Qualified Equipment, High Efficiency     |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |

|                   |                           |
|-------------------|---------------------------|
| Basement          | Finished, Full            |
| <b>Exterior</b>   |                           |
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard, Back Lane, Few |
| Roof              | Metal                     |
| Construction      | Aluminum Siding           |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Date Sold      | March 1st, 2025     |
| Days on Market | 14                  |
| Zoning         | R-SD                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|



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