

# \$135,000 - 32 Oak Avenue W, Brooks

MLS® #A2215890

## \$135,000

1 Bedroom, 1.00 Bathroom, 703 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to 32 Oak Ave, Brooks, AB a cozy and charming one bedroom home perfectly designed for comfort and functionality. Ideal for first-time buyers, couples, or investors, this delightful property is move-in ready and set on a generously sized lot, offering ample space for future expansion or outdoor living. The property also features a spacious 16x12 shed, perfect for additional storage or as a workshop space. Enjoy peace of mind with a durable metal roof and appreciate that the current owner is willing to leave behind an extensive list of furniture items ensuring a seamless transition into your new space. The practical layout maximizes living areas, providing both warmth and functionality throughout. Situated in a convenient and friendly neighborhood, this property presents an excellent opportunity for anyone seeking affordability and ease. Don't miss the chance to own this comfortable, ready to enjoy home at 32 Oak Ave your perfect starter home or investment awaits!

Built in 1957

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2215890  |
| Price      | \$135,000 |
| Sold Price | \$125,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 703         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 32 Oak Avenue W |
| Subdivision | Sunnylea        |
| City        | Brooks          |
| County      | Brooks          |
| Province    | Alberta         |
| Postal Code | T1R 0A3         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Electric Stove, Refrigerator, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas, Central                 |
| Cooling           | Window Unit(s)                                   |
| Has Basement      | Yes                                              |
| Basement          | Crawl Space, Partial                             |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Storage                                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, City Lot |
| Roof              | Metal                                                               |
| Construction      | Wood Frame, Concrete, Wood Siding                                   |
| Foundation        | Poured Concrete, Perimeter Wall                                     |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
| Date Sold   | May 14th, 2025   |

|                |      |
|----------------|------|
| Days on Market | 15   |
| Zoning         | R-SD |
| HOA Fees       | 0.00 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.