# **\$240,000 - 68 Spruce Avenue W, Brooks**

MLS® #A2218208

### \$240,000

5 Bedroom, 1.00 Bathroom, 1,041 sqft Residential on 0.11 Acres

Sunnylea, Brooks, Alberta

WELCOME HOME to this spacious 5-bedroom, 1-bathroom home, nestled in a welcoming, family-oriented neighborhood. Built in 1962, this home offers a great opportunity for first-time buyers or those looking to add their personal touch to a property with strong bones and plenty of potential.

Step inside to find a functional layout with room for everyoneâ€"whether you need extra bedrooms, a home office, or a playroom, this home has you covered. The metal roof offers long-lasting durability, and the single-car garage adds convenient storage and parking. While the home could use a bit of TLC, it's a fantastic canvas for your vision. With a little updating, you can create the perfect home in a community where kids ride bikes, neighbors say hello, and local schools, parks, and amenities are just a short walk away. Don't miss this opportunity to invest in a solid home with room to growâ€"come see the potential for yourself!

Built in 1962

#### **Essential Information**

MLS® # A2218208 Price \$240,000

Bedrooms 5

Bathrooms 1.00

Full Baths 1

Square Footage 1,041







Acres 0.11 Year Built 1962

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 68 Spruce Avenue W

Subdivision Sunnylea
City Brooks
County Brooks
Province Alberta
Postal Code T1R 0A2

#### **Amenities**

Parking Spaces 2

Parking Off Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Floor Furnace

Cooling None Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot

Roof Metal

Construction Concrete, Wood Frame, Other

Foundation Poured Concrete, Block

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 167
Zoning R-SD

### **Listing Details**

Listing Office CIR REALTY

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