

# \$343,800 - 99 Wildrose Avenue W, Brooks

MLS® #A2237888

**\$343,800**

3 Bedroom, 2.00 Bathroom, 1,042 sqft  
Residential on 0.17 Acres

Sunnylea, Brooks, Alberta

Charming 3-Level Split with Room to Grow â€“  
Move-In Ready!

Welcome to this well-maintained three-level split home offering over 1,000 square feet of thoughtfully designed living space. Featuring three spacious bedrooms, two full bathrooms, and a finished lower level, this home is perfect for families, first-time buyers, or anyone seeking comfort and flexibility.

The main floor boasts a bright and inviting living room, a functional kitchen with ample cabinetry, and a cozy dining area ideal for everyday living and entertaining. Upstairs, youâ€™ll find three comfortable bedrooms and a full bathroom, offering a private retreat for the whole family.

The finished lower level includes a second full bathroom, laundry area, and a spacious family room with excellent potential. With a simple upgrade, this space could easily accommodate a fourth bedroomâ€”perfect for guests, a home office, or a growing household.

This home has been updated with a durable metal roof and modern vinyl windows for energy efficiency and long-term peace of mind. Situated on a well-sized lot in a quiet, family-friendly neighborhood, this property offers both value and opportunity.

Donâ€™t miss your chance to own this



versatile homeâ€”schedule your showing today! Short notice viewings available, quick possession welcome.

Built in 1980

### Essential Information

MLS® #	A2237888
Price	\$343,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	99 Wildrose Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A7

### Amenities

Parking Spaces	4
Parking	Aggregate, Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Partial
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## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	51
Zoning	R-SD

## Listing Details

Listing Office	Royal LePage Community Realty
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