

# \$225,000 - 68 Spruce Avenue W, Brooks

MLS® #A2218208

**\$225,000**

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 everyone—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 grow—come see the potential for yourself!

Built in 1962

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218208  |
| Price          | \$225,000 |
| 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           | Floor Furnace, Forced Air |
| Cooling           | None                      |
| Has Basement      | Yes                       |
| Basement          | Full                      |

### **Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Rectangular Lot |
| Roof              | Metal                                                        |
| Construction      | Concrete, Other, Wood Frame                                  |
| Foundation        | Block, Poured Concrete                                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 199           |
| Zoning         | R-SD          |

**Listing Details**

Listing Office                      CIR REALTY

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