

# \$343,500 - 31 Wildrose Crescent W, Brooks

MLS® #A2221059

## \$343,500

3 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.23 Acres

Sunnylea, Brooks, Alberta

You'll appreciate the exceptionally large lot, which offers a fantastic opportunity to build a garage. This spacious 1400 square foot bungalow features updated main floor spaces, including new flooring, freshly painted kitchen cabinets, countertops, and stove & dishwasher - fridge is 2 years old.

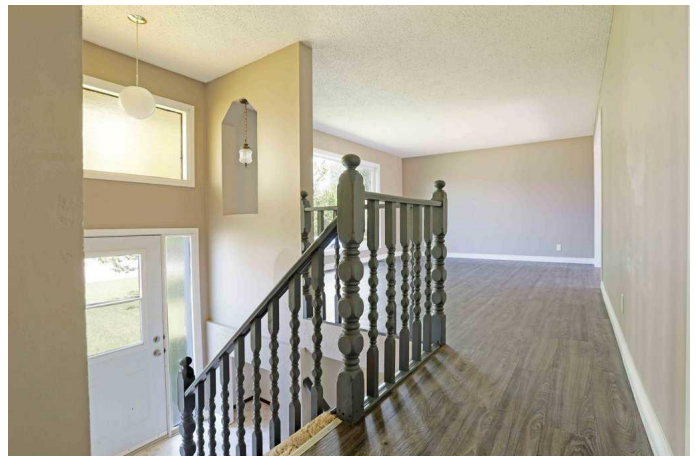
The spacious layout includes convenient main floor laundry, a generously sized primary bedroom with a newly updated 3-piece ensuite, two additional bedrooms, and an updated 4-piece main bathroom.

Downstairs, the lower level benefits from ample natural light and includes a massive family room, 3-piece bathroom, along with two extra spaces that could easily be converted into additional bedrooms to suit your needs. Located in a quiet neighborhood, this home is in a wonderful area for raising a family. (Furnace - 10 years old, shingles 6, hot water tank is new).

Built in 1983

## Essential Information

MLS® #	A2221059
Price	\$343,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,406
Acres	0.23
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	31 Wildrose Crescent W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A4

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

### Additional Information

Date Listed	May 14th, 2025
Days on Market	11
Zoning	R-SD

**Listing Details**

Listing Office                      Century 21 Foothills Real Estate

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