

# **\$295,000 - 43 Spruce Avenue, Brooks**

MLS® #A2236026

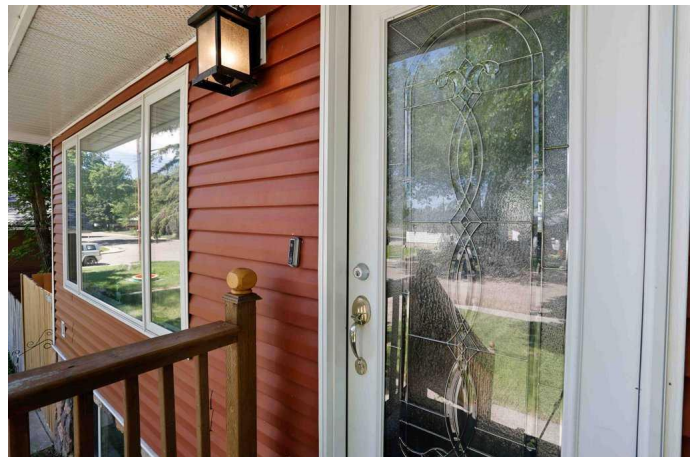
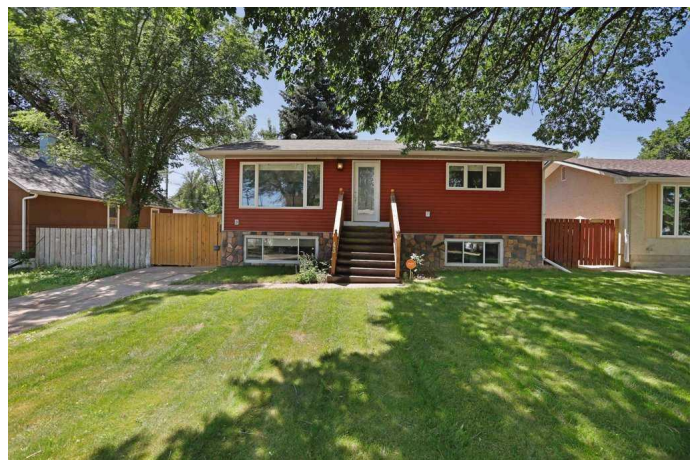
**\$295,000**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

A Grand Slam Winner with Modern Design and Contemporary Style. This remarkable raised bungalow is a 'STUNNER'! This infinitely stylish home features 1581 sq feet of fully developed living space that has been meticulously updated in the past few years. Stunning character and charm flow seamlessly throughout this 3 bedroom, 2 bathroom home! Large oversized vinyl windows are newer both on main & basement floors which allow beautiful natural light to shine through. Stunning galley style kitchen features modern stainless steel appliances, 2 pantries, stylish stone backsplash, plenty of workable counter space & newer flooring. Just adjacent to the living room is a spacious separate dining room that can easily accommodate a table for 10 very special people (no worries about seating for Christmas dinner). Unwind at the end of your day in the 212 sq ft living room which accommodates a large family comfortably. A substantial basement family room (currently used as a work out space), 2 generous bedrooms, a stunning renovated bathroom as well as a laundry room (front load LG washer & dryer included!) complete this family home with space and flexibility. Enjoy the HUGE private backyard sipping a cool drink on the concrete patio. Checking off the last box on your wish list is the finished 13' x 22' detached garage! Now is your opportunity to own this WOW property. Book your appointment to view before it is SOLD.



Built in 1965

## Essential Information

MLS® #	A2236026
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	43 Spruce Avenue
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A2

## Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	2
Zoning	R-SD

**Listing Details**

Listing Office	MaxWell Capital Realty - Brooks
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