

# \$309,000 - 68 Wildrose Crescent W, Brooks

MLS® #A2242423

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,048 sqft

Residential on 0.22 Acres

Sunnylea, Brooks, Alberta

This affordable family home located on a quiet Crescent with an oversized yard for all of your family activities. The bright and spacious living room looks onto the dining space that is open to the newly renovated kitchen. The kitchen renovation includes new tile floor, new cabinets with under cupboard lighting, new counters, all updated stainless steel appliances including the new dishwasher in 2025 and the garden door that leads to the 3 season, screened in patio, giving you an extension of the existing living space. The upper floor of the home has 3 bedrooms, including the primary bedroom that is large enough to host a king sized bed. There is also an updated 4 piece bath with a newer vanity, toilet, tub and full tile tub surround on the upper floor. The lower level has a great family room with a wood burning fireplace for those chilly, rainy nights. This lower level is a walkout giving you access from the back yard to the 2 piece bathroom that is shared with the laundry room, boasting a new washer and dryer. There is plenty of storage in the crawl space that extends beyond the utility room. The ceilings in the main living areas have been recently scrapped, mudded and sanded and will be painted prior to possession. the furnace was replaced within 10 years and the bay window that is double hung, to open up or down and pops out for easy cleaning is also new. The expansive yard has plum, cherry and apple trees along with raspberries. The fully fenced back yard was recently scrapped,



re-seeded and had underground sprinklers installed. There is a new concrete patio in the front of the home along with one in the back. There is ample parking at the side of the home and an additional parking pad at the rear of the property. Another great feature of this oversized yard is the park like setting in the side yard by the post office boxes. So many great features, have a look today and GET MOVING IN THE RIGHT DIRECTION!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242423      |
| Price          | \$309,000     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,048         |
| Acres          | 0.22          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 68 Wildrose Crescent W |
| Subdivision | Sunnylea               |
| City        | Brooks                 |
| County      | Brooks                 |
| Province    | Alberta                |
| Postal Code | T1R 0A4                |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organ               |
| Appliances        | Central Air Conditioner, D<br>Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | Central Air                                |
| Fireplace         | Yes                                        |
| # of Fireplaces   | 1                                          |
| Fireplaces        | Wood Burning                               |
| Has Basement      | Yes                                        |
| Basement          | Finished, Partial                          |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard                                         |
| Lot Description   | Back Lane, Back Yard, F<br>Sprinklers, Irregular Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding                                         |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 92              |
| Zoning         | R-SD            |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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