

# \$240,000 - 68 Spruce Avenue W, Brooks

MLS® #A2218208

**\$240,000**

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	\$240,000
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	Forced Air, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	May 6th, 2025
Days on Market	128
Zoning	R-SD

**Listing Details**

Listing Office            CIR REALTY

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