

\$343,800 - 99 Wildrose Avenue W, Brooks

MLS® #A2237888

\$343,800

3 Bedroom, 2.00 Bathroom, 1,042 sqft
Residential on 0.17 Acres

Sunnylea, Brooks, Alberta

Charming 3-Level Split with Room to Grow –
Move-In Ready!

Welcome to this well-maintained three-level split home offering over 1,000 square feet of thoughtfully designed living space. Featuring three spacious bedrooms, two full bathrooms, and a finished lower level, this home is perfect for families, first-time buyers, or anyone seeking comfort and flexibility.

The main floor boasts a bright and inviting living room, a functional kitchen with ample cabinetry, and a cozy dining area ideal for everyday living and entertaining. Upstairs, you™ll find three comfortable bedrooms and a full bathroom, offering a private retreat for the whole family.

The finished lower level includes a second full bathroom, laundry area, and a spacious family room with excellent potential. With a simple upgrade, this space could easily accommodate a fourth bedroom™perfect for guests, a home office, or a growing household.

This home has been updated with a durable metal roof and modern vinyl windows for energy efficiency and long-term peace of mind. Situated on a well-sized lot in a quiet, family-friendly neighborhood, this property offers both value and opportunity.

Don™t miss your chance to own this



versatile homeâ€”schedule your showing today! Short notice viewings available, quick possession welcome.

Built in 1980

Essential Information

MLS® #	A2237888
Price	\$343,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	99 Wildrose Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A7

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Aggregate

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes

Basement Finished, Partial

Exterior

Exterior Features Dog Run
Lot Description Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Level
Roof Metal
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 7th, 2025
Days on Market 43
Zoning R-SD

Listing Details

Listing Office Royal LePage Community Realty

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