

\$263,000 - 68 Spruce Avenue W, Brooks

MLS® #A2218208

\$263,000

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	\$263,000
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	Floor Furnace, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	May 6th, 2025
Days on Market	3
Zoning	R-SD

Listing Details

Listing Office CIR REALTY

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.