

\$349,500 - 99 Wildrose Avenue W, Brooks

MLS® #A2237888

\$349,500

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.17 Acres

Sunnylea, Brooks, Alberta

Charming 3-Level Split with Room to Grow â€“
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, youâ€™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 bedroomâ€”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.

Donâ€™t miss your chance to own this



versatile homeâ€”schedule your showing today!

Built in 1980

Essential Information

MLS® #	A2237888
Price	\$349,500
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	Aggregate, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
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	5
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.