

\$320,000 - 103 Wildrose Avenue, Brooks

MLS® #A2199397

\$320,000

4 Bedroom, 4.00 Bathroom, 1,014 sqft
Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to 103 Wildrose Avenue. This move-in ready 4 bedroom, 3.5 bathroom home provides ample space for a growing family, with functional living areas both upstairs and down.

Step inside to find a bright and welcoming living room, featuring a large picture window, laminate flooring, and neutral grey paint for a modern touch. The kitchen, boasts espresso colored cabinetry, laminate countertops, and flows seamlessly into the dining area. From here, step out onto the tiered deck with metal railings, where you can enjoy backyard views and a fire pit area for your outdoor gatherings.

The main level offers three bedrooms, including a primary bedroom with a private 2pce ensuite, while a 4pce main bathroom is conveniently located near the other 2 bedrooms.

The fully developed basement adds incredible value, featuring a 4th bedroom with its own 3pce ensuite with relaxing jacuzzi tub, a spacious family room with a versatile area for a future fifth bedroom or office, plus another 3pce bathroom with shower. Central air conditioning ensures your comfort in the warmer summer months.

The exterior of the home is finished in dark brown stucco with stone accents, adding to its appeal. The fenced backyard is spacious and



includes a shed, providing extra storage. The front driveway accommodates multiple vehicles and even an RV, offering plenty of parking options.

Located in a quiet area with open field views, this home is perfect for families seeking space, functionality, and affordability. Don't miss your chance to make 103 Wildrose Avenue your new home, take a look today.

Built in 1981

Essential Information

MLS® #	A2199397
Price	\$320,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,014
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	103 Wildrose Avenue
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A7

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2

Parking Driveway, Off Street

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Freezer, Stove(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Landscaped, Level

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 5th, 2025

Days on Market 28

Zoning R-SD

Listing Details

Listing Office Royal LePage Community Realty

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