

\$295,000 - 55 Spruce Avenue, Brooks

MLS® #A2245320

\$295,000

3 Bedroom, 2.00 Bathroom, 784 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to 55 Spruce Avenue, a charming and versatile home located in one of Brooks's established neighborhoods. This cute as a button property is perfect for first-time home buyers looking for a mortgage helper, investors expanding their portfolio, empty nesters downsizing, or smaller multi-generational families seeking separate living spaces. The main floor features a renovated suite consisting of an updated kitchen with oak cabinetry, a convenient moveable island, vinyl plank flooring, functional living / dining room, 2 bedrooms, 4pc bathroom, and central air conditioning for your comfort. The private basement suite includes 1 bedroom, full bathroom, white kitchen cabinetry with eating bar, a spacious living area, and shared laundry just outside the entry to the suite. Outside, you'll find a heated 18' x 30' detached garage with a metal roof, a large paved driveway with RV parking, and a fenced yard with underground sprinklers (EID water for irrigation), a concrete patio, garden shed, and an ideal garden spot tucked behind the garage. This home checks all the boxes for functionality, flexibility, and affordability. Don't miss your opportunity to view this fantastic property!

Built in 1962

Essential Information

MLS® #

A2245320



Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	55 Spruce Avenue
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A2

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle, Metal

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	4
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community 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.