

# \$209,000 - 28 Spruce Avenue, Brooks

MLS® #A2206888

## \$209,000

2 Bedroom, 1.00 Bathroom, 938 sqft  
Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Step into this sturdy and well-loved 938 sq. ft. home in Sunnylea, where thoughtful updates meet a massive backyard waiting to be enjoyed. With 2 bedrooms, 1 bathroom, and a basement ready for development, this home is ideal for a small family or a single homeowner looking for space to grow. Since 2012, this home has seen incredible improvements: new roof, siding, gutters, soffits, exterior doors, and fresh paint throughout. The fully redone kitchen shines with modern touches, and updated flooring in the kitchen, bathroom, and living room makes the space feel fresh. Even the details matter, with a low-flow toilet and updated faucets. Out back, the huge yard offers privacy with no rear neighbors, a double-tier deck, and a fire pit area perfect for summer nights. There's even a bonus space—what was once a garage is now a man cave but could easily be converted back with a garage door addition. Sunnylea is a unique little pocket of town, surrounded by trees and offering a sense of space and separation. Whether you want to enjoy the peaceful garden or create your dream basement space, this home is full of possibilities. Don't miss out—come see it today!

Built in 1945

## Essential Information

MLS® #                      A2206888



Price	\$209,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	28 Spruce Avenue
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A1

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, No Neighbours Behind, Garden

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	7
Zoning	R-SD

### **Listing Details**

Listing Office	Real Estate Centre
----------------	--------------------

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.