

# \$343,800 - 99 Wildrose Avenue W, Brooks

MLS® #A2237888

**\$343,800**

3 Bedroom, 2.00 Bathroom, 1,042 sqft  
Residential on 0.17 Acres

Sunnylea, Brooks, Alberta

Charming 3-Level Split with Room to Grow –  
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, you™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 bedroom™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.

Don™t miss your chance to own this



versatile homeâ€”schedule your showing today! Short notice viewings available, quick possession welcome.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237888      |
| Price          | \$343,800     |
| 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        | Off Street, Parking Pad, Aggregate |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows             |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Central                                                  |
| 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        44  
Zoning                    R-SD

**Listing Details**

Listing Office            Royal LePage Community Realty

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