55 Spruce Avenue
Brooks, Alberta

MLS # A2245320

$295,000

Division:	Sunnylea
Type:	Residential/House
Style:	Bungalow
Size:	784 sq.ft.
Age:	1962 (63 yrs old)
Beds:	3
Baths:	2
Garage:	Single Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, See Remarks

Heating:	Forced Air, Natural Gas		**Water:**	Public
Floors:	Vinyl Plank		**Sewer:**	Public Sewer
Roof:	Asphalt Shingle, Metal		**Condo Fee:**	-
Basement:	Finished, Full, Suite		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R-SD
Foundation:	Poured Concrete		**Utilities:**	Electricity Connected, Natural Gas Connected, Garbag
Features:	Kitchen Island			

Inclusions: 2-Refrigerators, 2-stoves, dishwasher, washer, dryer (as-is), kitchen island, blinds, 2-tv wall mounts, central air conditioner, shed, attached garage shelving

Welcome to 55 Spruce Avenue, a charming and versatile home located in one of Brooks' 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, 4pce 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…functionality, flexibility, and affordability. Don't miss your opportunity to view this fantastic property!