



GRASSROOTS
REALTY GROUP

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**52 Wildrose Crescent W
Brooks, Alberta**

MLS # A2258823



\$308,888

Division:	Sunnylea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	992 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Central, Mid Efficiency, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: none

52 Wildrose Crescent, Sunnylea ‐ Renovated Bilevel with Income Potential! Welcome to this beautifully updated bilevel home located in a quiet crescent in the heart of Sunnylea. Featuring 4 bedrooms, 2 full bathrooms, and a 992 sq ft main floor, this property offers comfort, style, and excellent investment potential. Key Features: • Freshly renovated with new luxury vinyl flooring, LED lighting, and modern bathrooms • New appliances and main floor laundry hookups for added convenience • Smart locks on the main entrance and upper unit • Solar-powered video security system for peace of mind • Newer shingles and durable metal siding • Large basement windows bring in natural light—perfect for future development • Partially finished basement ready for your ideas or a legal suite project • Huge backyard with space to build a triple garage • Located in a quiet, family-friendly neighbourhood with great neighbours This home is ideal for families, investors, or anyone looking to generate passive income by developing a legal basement suite. Don’t miss your chance to own a move-in-ready property with room to grow! Contact your agent today to book a private showing!