

\$308,888 - 52 Wildrose Crescent W, Brooks

MLS® #A2258823

\$308,888

4 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.17 Acres

Sunnylea, Brooks, Alberta

52 Wildrose Crescent, Sunnylea â€“
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:

- â€¢ Freshly renovated with new luxury vinyl flooring, LED lighting, and modern bathrooms
- â€¢ New appliances and main floor laundry hookups for added convenience

- â€¢ Smart locks on the main entrance and upper unit

- â€¢ Solar-powered video security system for peace of mind

- â€¢ Newer shingles and durable metal siding

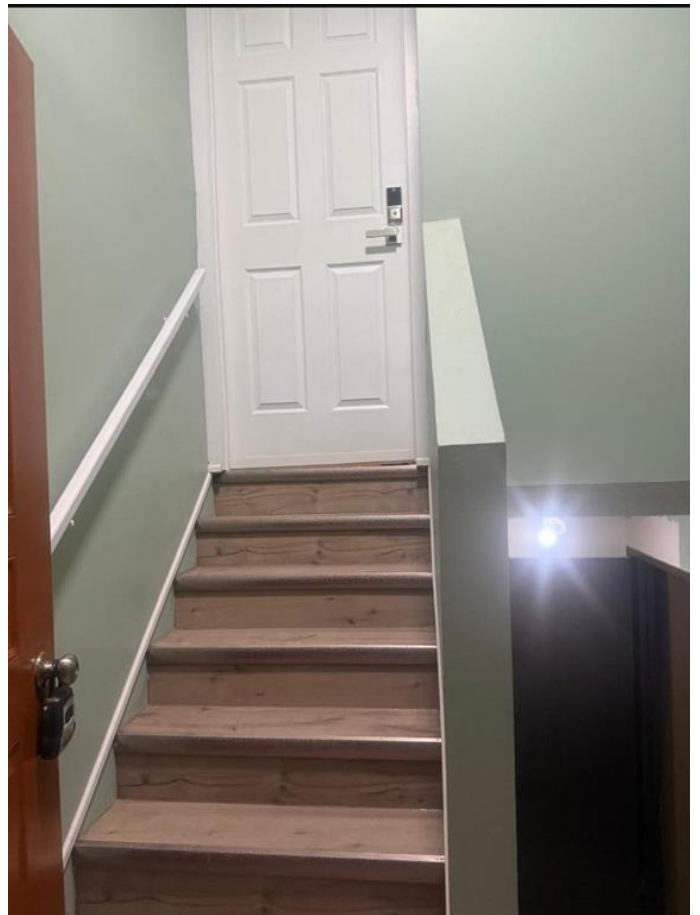
- â€¢ Large basement windows bring in natural lightâ€”perfect for future development

- â€¢ Partially finished basement ready for your ideas or a legal suite project

- â€¢ Huge backyard with space to build a triple garage

- â€¢ 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. Donâ€™t miss your chance to own a move-in-ready property with room to grow!



Contact your agent today to book a private showing!

Built in 1982

Essential Information

MLS® #	A2258823
Price	\$308,888
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	992
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	52 Wildrose Crescent W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A4

Amenities

Parking Spaces	6
Parking	None

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub
Appliances	Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Central, Natural Gas, Mid Efficiency
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Lane, Back Yard, See P
Roof Asphalt Shingle
Construction Aluminum Siding
Foundation Poured Concrete



Additional Information

Date Listed September 30th, 2025
Zoning R-SD

Listing Details

Listing Office Unison Realty Group Ltd.

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