

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

MLS® #A2258823

**\$308,888**

4 Bedroom, 2.00 Bathroom, 992 sqft

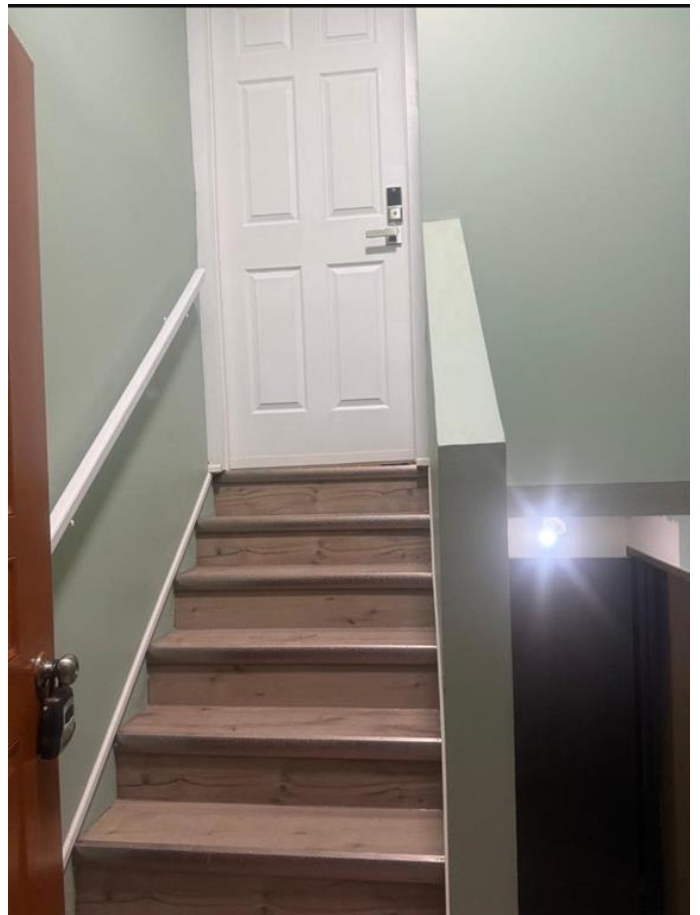
Residential on 0.17 Acres

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  
Days on Market 14  
Zoning R-SD

Listing Details

Listing Office Unison Realty Group Ltd.

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