

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

MLS® #A2258823

**\$308,888**

4 Bedroom, 2.00 Bathroom, 992 sqft

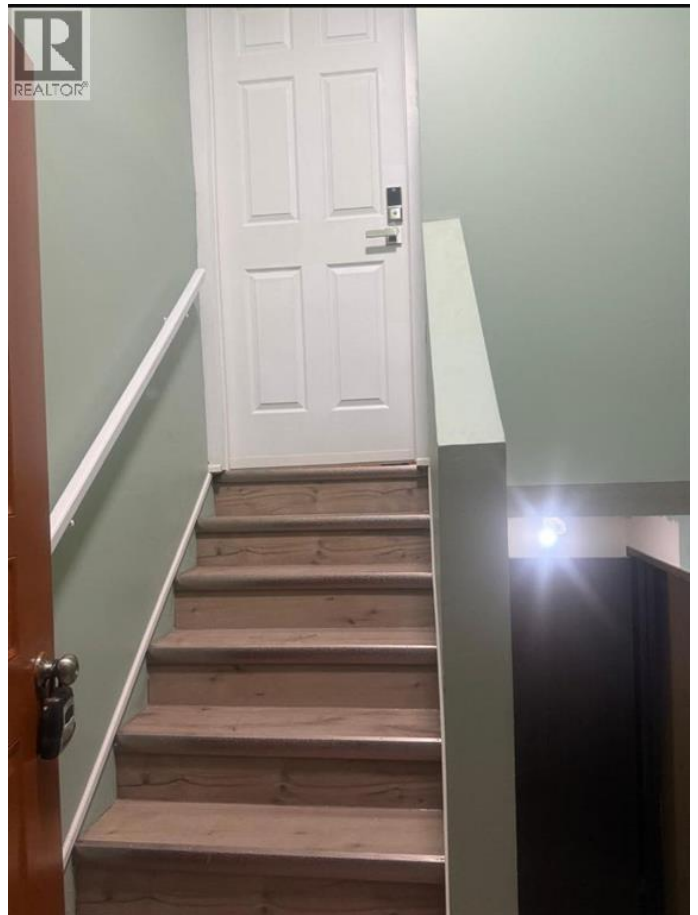
Single Family on 0.17 Acres

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  
bathroomsâ€¢ New appliances and main floor  
laundry hookups for added convenienceâ€¢  
Smart locks on the main entrance and upper  
unitâ€¢ Solar-powered video security system  
for peace of mindâ€¢ Newer shingles and  
durable metal sidingâ€¢ Large basement  
windows bring in natural lightâ€”perfect for  
future developmentâ€¢ Partially finished  
basement ready for your ideas or a legal suite  
projectâ€¢ Huge backyard with space to build  
a triple garageâ€¢ 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! (id:6289)

Built in 1982

## Essential Information



Listing #	A2258823
Price	\$308,888
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	992
Acres	0.17
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

### Community Information

Address	52 Wildrose Crescent W
Subdivision	Sunnylea
City	Brooks
Province	Alberta
Postal Code	T1R0A4

### Amenities

Amenities	Playground
Features	See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	None

### Interior

Appliances	Refrigerator, Range - Electric, Hood Fan, Window Coverings
Heating	Natural gas Central heating
Cooling	None
Has Basement	Yes

### Exterior

Exterior	Aluminum siding
Foundation	Poured Concrete

### Listing Details

Listing Office	Unison Realty Group Ltd.
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Listing information last updated on October 13th, 2025 at 1:46am CDT