

### 52 wildrose Crescent Brooks, Alberta

MLS # A2280679



# \$324,777

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnylea                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bi-Level                                                                    |               |                   |
| <b>Size:</b>     | 992 sq.ft.                                                                  | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Off Street, Rear Drive, RV Gated          |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light |               |                   |

|                    |                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                   | <b>Zoning:</b>    | R-SD |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows |                   |      |

**Inclusions:** none

REALTORS PLEASE READ AGENT REMARKS BEFORE REQUEST A SHOWING. This beautifully updated home at 52 Wildrose Crescent ,was temporarily removed from the market to complete a full series of major improvements, both interior and exterior, ensuring exceptional value and peace of mind for the next owner. Following the hailstorm, the seller choose to pause the listing and invest in a comprehensive renovation plan that included finishing the basement and replacing all exterior components affected by the storm. Recent upgrades total approximately \$60,000, including: Brand-new shingles installed after hail damage New exterior siding for a clean, modern look and improved durability Replacement of damaged windows, enhancing energy efficiency Fully developed basement, adding valuable living space with fresh finishes throughout security cameras system is included and there is no fee to be pay , just work with a application in you phone , from anywhere in the world . These improvements significantly increase long-term value and remove the biggest maintenance expenses for future owners. With a refreshed exterior, a newly completed basement, and key components replaced, this home offers the perfect combination of comfort, reliability, and move-in-ready quality.