



GRASSROOTS
REALTY GROUP

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**44 Wildrose Crescent W
Brooks, Alberta**

MLS # A2283220

\$355,000



Division:	Sunnylea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-SD
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, Pantry, See Remarks		

Inclusions: central air conditioner, 2 TV mounts in Basement,

Move-in ready with massive energy savings! This bi-level gem features a new roof and solar panels (2024) that come with guaranteed output and a proven track record. The shingles and solar panels come with a 25 year warranty, from installation date. Major mechanicals are updated, including a newer furnace (2015) and a brand-new hot water tank installed in May 2025. The interior is perfectly complemented by an incredible outdoor space. Relax on the large 15'x20' deck overlooking a huge pie lot. Whether you dream of a massive garden or the ultimate kids' play area, this yard has the space to make it happen. Big energy savings and a premium sized lot for RV, future garage, garden, etc. etc.—don't miss out!