

# \$240,000 - 63 Ash Street W, Brooks

MLS® #A2232752

## \$240,000

3 Bedroom, 1.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

This fully developed bi-level home sits on a corner lot with mature landscaping and a double detached garage. The kitchen and dining area are a good size, with a door leading to a large two-tiered back deck. The upstairs living room is bright and features a wood-burning fireplace. There are two spacious bedrooms upstairs that can fit large furniture, and the main bathroom includes a large jacuzzi tub. The basement is fully finished with a big family room, a large bedroom, and a flex room that could be used as a fourth bedroom if needed. The yard is fully fenced and landscaped, and the home has recently had new shingles installed. This property is being sold "as is, where is" at possession.

Built in 1979

## Essential Information

MLS® #	A2232752
Price	\$240,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### Community Information

Address	63 Ash Street W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	58
Zoning	R-SD

### Listing Details

Listing Office

MAXWELL CANYON CREEK

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