

# \$135,000 - 32 Oak Avenue W, Brooks

MLS® #A2215890

**\$135,000**

1 Bedroom, 1.00 Bathroom, 703 sqft

Residential on 0.14 Acres

Sunnylea, Brooks, Alberta

Welcome to 32 Oak Ave, Brooks, AB a cozy and charming one bedroom home perfectly designed for comfort and functionality. Ideal for first-time buyers, couples, or investors, this delightful property is move-in ready and set on a generously sized lot, offering ample space for future expansion or outdoor living. The property also features a spacious 16x12 shed, perfect for additional storage or as a workshop space. Enjoy peace of mind with a durable metal roof and appreciate that the current owner is willing to leave behind an extensive list of furniture items ensuring a seamless transition into your new space. The practical layout maximizes living areas, providing both warmth and functionality throughout. Situated in a convenient and friendly neighborhood, this property presents an excellent opportunity for anyone seeking affordability and ease. Don't miss the chance to own this comfortable, ready to enjoy home at 32 Oak Ave your perfect starter home or investment awaits!

Built in 1957

## Essential Information

MLS® #	A2215890
Price	\$135,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	703
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	32 Oak Avenue W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0A3

### Amenities

Parking Spaces	3
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, City Lot
Roof	Metal
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete, Perimeter Wall

### Additional Information

Date Listed	April 29th, 2025
Days on Market	7
Zoning	R-SD

**Listing Details**

Listing Office            CIR REALTY

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