

**85 Ingram Park Drive  
Brooks, Alberta**

**MLS # A2277817**



**\$398,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Ingram Park            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,040 sq.ft.           | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot          |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                          | <b>Zoning:</b>    | R-SD |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                    |                   |      |
| <b>Inclusions:</b> | None                           |                   |      |

Have a look at this great 4-level split in a great neighbourhood where homes are selling fast. The home has a nice layout with the main living spaces including the large living room, a dining room and spacious kitchen all on the main floor. The upper level has the primary bedroom with a 2 piece en-suite, 2 additional bedrooms and the main 4-piece bath. The 3rd level has a bright family room with a cozy natural gas fireplace, boasting a brick mantle. There is also the 4th bedroom and a recently updated 3-piece bathroom with a walk-in shower and modern flair. The lower level provides tons of storage, laundry and utilities. Stepping down from the kitchen to the back porch you have access to the generous back yard with a patio, fire pit, shed and privacy with the fully fenced yard and mature landscaping. The double heated garage is a definite bonus. Improvements to the home include updated bathrooms, laminate flooring, new stainless steel appliance package and more. Call to book a showing today and GET MOVING IN THE RIGHT DIRECTION!