

92 Dr. Anderson Park Street  
Brooks, Alberta

MLS # A2279018

**\$375,000**



<b>Division:</b>	Ingram Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** See Remarks

Fantastic family home with double detached garage on a spacious corner lot! This well-maintained and nicely renovated home offers 5 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with a cozy living room fireplace flowing into a bright, modern kitchen complete with white cabinetry and a central island, perfect for everyday living and entertaining. The main level is completed by three bedrooms, a full bathroom, and a 2pce ensuite. The fully developed basement adds valuable additional living space, featuring a family room, two bedrooms, a 3pce bathroom, and a laundry room. Features include a tankless hot water system, central air conditioning, and central vacuum, all sold "as is". Situated on a corner lot, the exterior offers a deck, fully fenced yard, and a double detached garage, making this home both functional and family friendly. A great opportunity to own a renovated home in an established location. Property is being sold "as is, where is" with no representations or warranties. Schedule "A"; must accompany all offers.