

**68 Blazier Park Street E  
Brooks, Alberta**

**MLS # A2279399**



**\$439,000**

<b>Division:</b>	Ingram Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Aggregate, Double Garage Detached, Garage Door Opener, Garage Faces R		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corners Marked, Few Trees, Front Yard, Irre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV wall mounts, window coverings		

Welcome to 68 Blazier Park Street, Brooks, Alberta. This beautifully maintained home offers a distinctive four-level split design that delivers space, functionality, and character in all the right places. Featuring four bedrooms and two updated bathrooms, including one with a large, one-of-a-kind soaker tub, this home is ideal for both everyday living and relaxation. The tastefully updated kitchen is a standout, complete with matching appliances, an impressive seven-foot island-style worktop, and a seamless view into the dining area—perfect for entertaining or family gatherings. Just off the kitchen, the bright and spacious sunroom provides an inviting spot to enjoy your morning coffee or unwind at the end of the day. Throughout the home, you will appreciate the abundance of extra storage, making it easy to stay organized without sacrificing living space. Step outside to discover a very large wraparound deck, creating an exceptional outdoor entertainment area that feels like a private owner's retreat. Whether hosting guests or enjoying quiet evenings, this space is designed to impress. The 26 x 28 double garage offers ample room for vehicles and hobbies, with additional side parking ideal for an RV or extra toys. Recent updates include a nearly new garage roof, and front windows scheduled for replacement before month's end, adding peace of mind and value. This home shows exceptionally well and must be seen to be fully appreciated. Schedule your private viewing soon—opportunities like this do not last long.