

**124 Ingram Park Drive
Brooks, Alberta**

MLS # A2281407



\$399,900

Division:	Ingram Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	Gemstone exterior lighting
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Located next to a city park with a wonderful playground, this 5 bedroom, move in ready home is sure to impress. The side entrance of the home has a beautiful custom door and provides access to the basement through a glass privacy door and leads to the kitchen through the unique glass baby gate/doggy door. This space boasts newer stainless steel stove and a new dishwasher and fridge purchased in 2025, brand new flooring and plenty of cupboards and counters including one that can be used for a coffee bar. The dining space in the kitchen has an eye catching feature wall and a new sliding patio door that leads to the back deck. The front entry of the home opens to the spacious living room that is full of warm, natural light through the new triple glazed window that opens on either side to allow fresh air to flow into the home. The primary bedroom is large enough to host a king sized bedroom suite. There are two additional bedrooms on the main floor and the 5 piece bathroom with two vanities, a jetted tub and separate shower. Downstairs is host to a family room, two bedrooms, an oversized laundry room with a sink and cupboards, a storage room and a new three piece bathroom. The upgrades to this bathroom include spray foam on the exterior wall, custom fiberglass base for the rain shower, new vanity, cedar ceiling, pine trim and a new fan. Outside there is the 26x28 foot garage with two overhead doors, work benches, a newer overhead heater, new LED lights and new shingles. the garage is also plumbed for in-floor heat. There is a storage shed with a concrete floor for all of your outdoor toys and gardening tools. The deck is shaded by the mature umbrella tree and overlooks the mature yard while also providing a view of the park. Additional features of the exterior are rock trimmed flower beds, a firepit, a patio area, a long front driveway and a rear parking area that

has been upgraded with asphalt. The newer metal roof was re-sheeted, has a full membrane and concealed fasteners. There are also new eaves, soffits and facia on the home. Other notable improvements and features include all newer vinyl windows, updated plumbing gaskets, fresh paint, black metal clad trim, new outside water valve, new washer(2025) with new valves and taps, new dryer(2022) and blackout blinds. This is a must see home that won't last long so call today and GET MOVING IN THE RIGHT DIRECTION!