



**GRASSROOTS**  
REALTY GROUP

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**107 Dr Anderson Park Street E  
Brooks, Alberta**

**MLS # A2246984**



**\$375,000**

<b>Division:</b>	Ingram Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** Fridge, Stove, Dishwasher

Welcome to 107 Dr. Anderson Park Street E, Brooks AB &ndash; a beautiful and well maintained 5 bedroom, 2 &frac12; bathroom home in a fantastic family-friendly neighborhood. This home offers a spacious 24' x 24' heated garage, perfect for vehicles, hobbies, or extra storage. The fully fenced yard is a true outdoor retreat, featuring underground sprinklers, vibrant flowers, and plenty of room to relax or entertain. Recent updates include newer shingles for added peace of mind. Inside, you&rsquo;ll find three generously sized bedrooms on the main floor and a functional kitchen layout that makes meal prep a breeze. The inviting living room features a striking brick wall with a cozy gas fireplace the perfect spot for family gatherings. The fully developed lower level boasts a large recreation room with another gas fireplace, two additional bedrooms, and a second full bathroom. One of the bedrooms is oversized and could easily be converted into two separate rooms if desired, offering excellent flexibility for your needs. This is a wonderful home in a welcoming location, close to parks, schools, and amenities a perfect choice for families or anyone looking for a comfortable and versatile living space in Brooks.