



GRASSROOTS
REALTY GROUP

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**24 Beamish Park Drive E
Brooks, Alberta**

MLS # A2273959



\$325,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,291 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Triangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-SD

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer and dryer

Welcome to this charming four-bedroom, two-bathroom bi-level home located in a desirable residential neighborhood on the east side of the City of Brooks, AB. Built in 1975, this property features a spacious and unique layout that is perfect for families or anyone seeking room to grow. On the main level, you will find a cozy living room, the kitchen and the dining area, a convenient two-piece bathroom/laundry combo, and a generous family room complete with a wood burning fireplace—perfect for relaxing or entertaining. Notably, the main level also includes a one-bedroom primary suite, providing a private retreat. The lower level has two basement accesses, one of which hosts a welcoming family room, a cold room, and a back entry to the storage under the deck. The other side of the basement has three additional bedrooms, with a four-piece bathroom, making this home ideal for larger families or guests. The open floor plan enhances the sense of space, and recent updates—such as vinyl siding and some new windows add to the home's appeal. There is a single-car detached garage, a fenced yard with ample room for a garden. This is a corner lot, which allows for additional parking. This property offers not only comfort and functionality but also a fantastic opportunity for new buyers looking for an affordable home in Brooks. Don't miss the chance to make this unique residence your own!