



GRASSROOTS
REALTY GROUP

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85 Ingram Park Drive
Brooks, Alberta

MLS # A2277817



\$398,500

Division:	Ingram Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,040 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Have a look at this great 4-level split in a great neighbourhood where homes are selling fast. The home has a nice layout with the main living spaces including the large living room, a dining room and spacious kitchen all on the main floor. The upper level has the primary bedroom with a 2 piece en-suite, 2 additional bedrooms and the main 4-piece bath. The 3rd level has a bright family room with a cozy natural gas fireplace, boasting a brick mantle. There is also the 4th bedroom and a recently updated 3-piece bathroom with a walk-in shower and modern flair. The lower level provides tons of storage , laundry and utilities. Stepping down from the kitchen to the back porch you have access to the generous back yard with a patio, fire pit, shed and privacy with the fully fenced yard and mature landscaping. The double heated garage is a definite bonus. Improvements to the home include updated bathrooms, laminate flooring, new stainless steel appliance package and more. Call to book a showing today and GET MOVING IN THE RIGHT DIRECTION1