



**92 Dr. Anderson Park Street
Brooks, Alberta**

MLS # A2279018



\$365,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,326 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

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

Inclusions: See Remarks

Family home with double detached garage on a spacious corner lot! This 5 bedroom and 2.5 bathroom home features an open-concept layout with a living room fireplace flowing into the kitchen and dining area. The kitchen has no cabinetry and is ready for your renovation ideas. The main level offers 3 bedrooms, a full bathroom, and a 2pce ensuite. The mostly developed basement adds valuable additional living space, featuring a family room, 2 bedrooms, a 3pce bathroom, and a laundry room. Features include a tankless hot water system and central vacuum, all sold "as is". Situated on a corner lot, the exterior offers a deck, fully fenced yard, and a double detached garage. A great opportunity to renovate and build equity. Property is being sold "as is, where is" with no representations or warranties. Schedule "A"; must accompany all offers.