



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

MLS # A2295834



\$480,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,178 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Chandelier, Closet Organizers, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Track Lighting, Vinyl Windows

Inclusions: Microwave/Convection Oven/Hood Fan, Watts Programmable Outdoor Lighting, Hunter Hydrowise Underground Sprinklers (Front & Rear Yards), Shed, Pergola (Negotiable), Dining Table, 6 Dining Chairs, Dining Bench, 2 Bar Stools, and White Corner Hall Tree with Storage.

Stunning & Immaculate! Welcome to the home you have been waiting for! The list of updates is endless. This 5 bedroom, 3 bathroom home envelops you with light and warmth from the moment you enter. Your new home has already been thoughtfully and tastefully updated for you and your family. It has vinyl windows and a new custom metal roof (2022). (This roof has a lifetime warranty that will be transferred to the buyer.) A new high efficiency furnace and central air conditioner were installed (2022), all new high-end stainless steel kitchen appliances (2024), new custom kitchen cabinets (2024), new quartz countertops throughout the entire home (2024/2025), new garage metal roof (2021), new electrical panel (2025), new luxury vinyl plank flooring (2024), new washer and dryer (2025), new Watts programmable exterior lighting (2025), New Hunter Hydrowise underground sprinklers (front and rear-2020/2021), new garage heater (2018), updated bathrooms (2024/2025), new light fixtures (2024), new custom blinds (2024), new paint (2024), and some new plumbing (2025). Relish the sunshine on the 2 tier cedar deck or watch your little ones and furry friends enjoy the massive fenced yard. During the crisp Spring evenings, cozy up around the family room fireplace. If you are looking to separate the main floor from the basement, no need to worry! A door has already been installed to the basement living area. This home is move-in ready! Don't wait, book your showing appointment today!!