



**87 Dr. Anderson Park Street E  
Brooks, Alberta**

**MLS # A2297113**



**\$440,000**

<b>Division:</b>	Ingram Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Off Street, F		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Fridge, Basement Fridge, Stove, Dishwasher, Microhood combo, Washer, Dryer, BBQ, Lawn Mower

Refreshed and pleasing 5 bedroom home! Take a look at this TOP NOTCH Bi-level at 87 Dr. Anderson Park street! This owner spared no expense in putting in brand new windows-2026- through out the entire home, furnace - 2026-, hot water tank-2026-, electrical panel-2026-, metal roof on house and garage. All bedroom windows in the basement are legal egress. The main floor offers 3 bedrooms, a main 4 piece bathroom, a 2 piece ensuite bathroom, huge living room, dining room, practical kitchen and 2 additional bedrooms. The lower level offers a very spacious family room, 2 bedrooms, office with large window, utility room and an outstanding laundry room with sink, fridge, exhaust fan and power outlet for a future stove. Impressive back yard with firepit area, zero maintenance , covered deck off the garage and a sundeck that is like no other! The double detached garage is heated, in the backyard there is plenty of space for 2 vehicles or an RV. The home had numerous rooms and ceiling areas freshly painted. There are so many creative and thoughtful accents added to this home, additional storage cubbies, boot rack, trim and white stained modern slatted walls. Move in ready, so call your Real Estate professional to book your showing. Don't forget to view the Virtual Tour offered!