



**99 McNab Park Street E
Brooks, Alberta**

MLS # A2326951



\$430,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,389 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, dryer, Shed

Welcome to 99 McNab Park Street E, a spacious and well maintained family home offering over 1,300 square feet of comfortable living space in one of Brooks' most desirable neighborhoods. Situated on a quiet, family friendly street, this four bedroom, three bathroom home has been thoughtfully updated and is ready for its next owners. The main floor features a bright and inviting living room that flows into the dining area, creating an ideal space for family gatherings and entertaining. The beautiful kitchen offers warm oak cabinetry, generous counter space, and plenty of storage for the home chef. You'll also appreciate the spacious primary bedroom complete with an updated three piece ensuite, along with two additional bedrooms and a beautifully updated main bathroom. Downstairs, you'll find a large recreation room, an oversized fourth bedroom, laundry area, and plenty of additional storage. With direct access from the attached heated garage into the home, the lower level also offers excellent future potential for a secondary suite, subject to any required municipal approvals and permits. Outside, enjoy the fully fenced backyard with plenty of room for children, pets, or summer entertaining, along with a convenient storage shed. The heated single attached garage, paved driveway, updated upstairs windows, newer furnace, and new shingles installed in 2025 all add to the value and peace of mind this home provides. With all appliances included and an outstanding location close to parks, schools, and amenities, 99 McNab Park Street E is the perfect place to call home for a growing family or anyone looking for a spacious property with future possibilities. Don't miss your opportunity to make this exceptional Brooks home yours!