



GRASSROOTS
REALTY GROUP

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101 Ingram Park Drive E
Brooks, Alberta

MLS # A2331109



\$420,000

Division:	Ingram Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,637 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Perimeter Wall	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage		

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, EGDO & Remote

Whether you're looking for your first home, room to grow, or the perfect place for you family, this property delivers comfort, practicality, and exceptional value. The recently refreshed exterior lends to the welcoming curb appeal! Offering 3 bedrooms and 2 bathrooms, the home features a functional 3-level split layout with bright living spaces designed for everyday living. The kitchen and dining area provide plenty of room to gather, while the bedrooms offer comfortable accommodations for family or guests. One of the standout features is the impressive 24' x 28' heated detached garage, giving you the ideal space for projects, storage, or keeping your vehicles warm year-round. The backyard also includes RV parking with convenient rear access, making it easy to accommodate trailers, campers, or additional vehicles. The yard provides plenty of space to enjoy summer evenings, entertain friends, or let kids and pets play, while the detached garage and extra parking create the flexibility today's buyers are looking for. A fantastic combination of comfortable living, outstanding garage space, and sought-after RV parking makes this property one you won't want to miss. Schedule your private showing today!