

# **\$357,000 - 48 Dr Anderson Park Street E, Brooks**

MLS® #A2208544

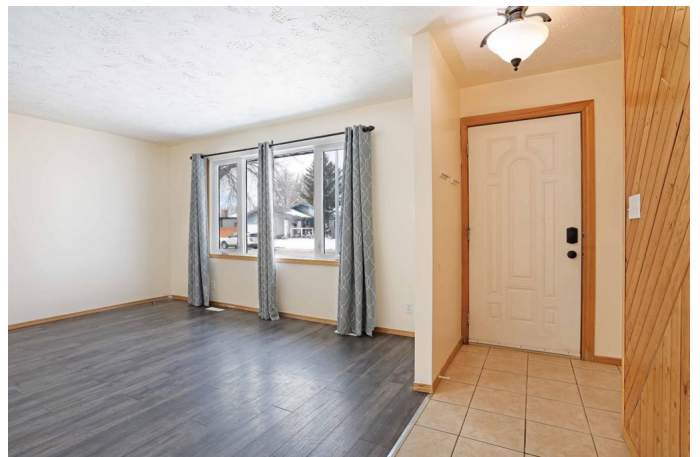
**\$357,000**

5 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

Ingram Park, Brooks, Alberta

Welcome to 48 Dr Anderson Park! This 5 bedroom, 2 bath bungalow, with a double detached garage located in Ingram Park is turnkey & ready for a new homeowner to add their personal touch! It would make a great family home or even investment property. The main floor has been recently painted and provides a bright & airy living space. The main floor includes 3 bedrooms (including the primary), an updated 4pc bath, and a newly installed separate main floor laundry. The main floor kitchen, dining & living room are filled with natural light and provide ample living/storage space for a family. Off the kitchen, there is a separate door, leading to the backyard and to access the basement. The fully developed basement (with separate entrance) boasts a spacious open concept living/family room next to the conveniently located SECOND full kitchen. Off the kitchen there is a SECOND laundry area and generously sized storage room/utility room (furnace was recently serviced) . There are 2 additional bedrooms & a 4pc bath. Recent basement upgrades include: painted kitchen cabinets, new vinyl flooring, drywall/paint & LED recessed lighting - making it move in ready! The fully fenced provides privacy for all those summer backyard gatherings. There is also a DOUBLE detached garage with convenient back alley access. This property is walking distance from parks, schools, the Brooks Golf Course & more. Donâ€™t miss your opportunity to view this home!



Built in 1976

## Essential Information

MLS® #	A2208544
Price	\$357,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	48 Dr Anderson Park Street E
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0K5

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Recessed Lighting, Separate Entrance
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	14
Zoning	R-SD

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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