

# **\$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. Don'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 | 17              |
| Zoning         | R-SD            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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