

# \$389,900 - 16 Edie Park E, Brooks

MLS® #A2242441

**\$389,900**

6 Bedroom, 2.00 Bathroom, 1,174 sqft

Residential on 0.14 Acres

Ingram Park, Brooks, Alberta

Welcome to this 16 Eide Park, a generously sized 1,174 sq ft bi-level home, perfectly suited for large families or those seeking income potential. With six bedrooms and 2.5 bathrooms, this versatile home offers comfort, functionality, and space for everyone. Large windows make for a bright main floor features an open-concept living and dining area with stylish new vinyl plank flooring and updated light fixtures throughout. The kitchen has a breakfast bar, lots of counters, and direct access to a good-sized deck—perfect for summer BBQs and entertaining—overlooking the large, fully fenced backyard. The adjacent dining room opens nicely to the large living room flowing to the three main floor bedrooms.

A major highlight is the second kitchen located on the lower level, providing the ideal setup for multi-generational living or a potential guest space. Recent updates include a brand-new hot water tank, fresh paint throughout the entire home, upgraded millwork, and new exterior siding that enhances curb appeal and energy efficiency. With its spacious layout, thoughtful updates, and great outdoor space, this home checks all the boxes for comfortable, modern living. This is a very clean home that is MOVE IN READY. Watch for the open houses, or call your agent right away, don't miss the opportunity to make it yours!



Built in 1976

## Essential Information

MLS® #	A2242441
Price	\$389,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	16 Edie Park E
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0K1

## Amenities

Parking Spaces	3
Parking	None, On Street

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Rain G
Lot Description	Back Lane, Back Yard, Ci Landscaped, Low Maintena Lighting, Corners Marked
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Sidir
Foundation	Poured Concrete



**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	R-SD

**Listing Details**

Listing Office	Royal LePage Community Realty
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