

# \$449,000 - 23 Crooker Court, Brooks

MLS® #A2214157

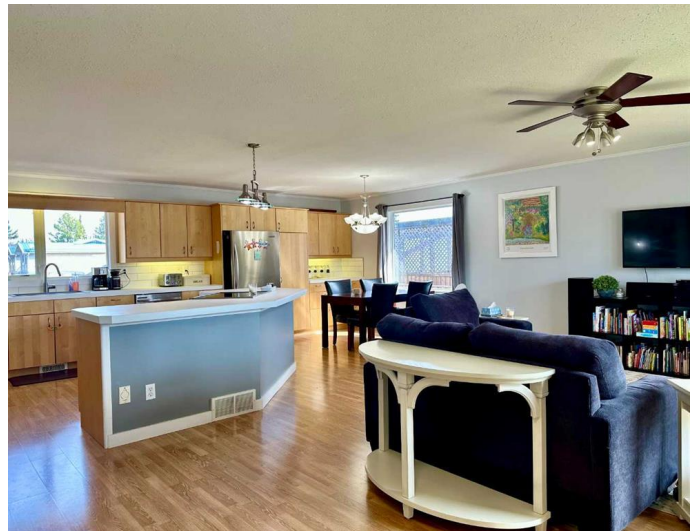
**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,692 sqft

Residential on 0.20 Acres

Ingram Park, Brooks, Alberta

Welcome to 23 Crooker Court E in Brooks. This spacious family home is nestled in a quiet cul-de-sac and backs onto a newly revamped City park. It offers five bedrooms, 2.5 baths and plenty of living space for hosting family gatherings and entertaining. The sunken foyer provides plenty of space for welcoming guests and connects to the open concept living, dining and kitchen space. The large kitchen is a hosts dream, featuring a large island for extra prep space or feeding your guests buffet-style. The adjacent dining and living areas make this main floor living area a perfect hub for everyday living. Around the corner is an additional living space featuring a natural gas fireplace and easy access to the backyard deck. A main floor bedroom and half bath work well for guests or could be utilized for a home office space. Upstairs boasts 3 bedrooms including the primary with ensuite as well as a 3 piece bath to serve the other two bedrooms. The finished basement offers one large bedroom, space for a home gym, a dedicated laundry room, two storage rooms as well as an additional living space that can easily be turned back into bedroom number 6. The oversized double detached garage provides space for two full-sized vehicles while allowing room to work, and has space for RV parking beside. The large mature yard is equipped with underground sprinklers front and back for simple lawn maintenance. Some notable improvements include a new garage heater (2022), new tin roof (2023) to compliment the



durable aluminum siding, on-demand hot water (2022), carpet (2025) and updated natural gas fireplace with remote thermostat control (2024). This home is a rare find in todays market and is move in ready “ 1689 sq feet above grade, 5 bedrooms, large lot with mature yard, and backyard access to a city park!

Built in 1976

**Essential Information**

MLS® #	A2214157
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Crooker Court
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0L1

**Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, RV Hookup
Lot Description	Garden, Lawn, Many Trees, Underground Sprinklers
Roof	Metal
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	5
Zoning	R-SD

## Listing Details

Listing Office	ComFree
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