

\$525,000 - 59 Ingram Park Drive, Brooks

MLS® #A2167976

\$525,000

0 Bedroom, 0.00 Bathroom, 2,376 sqft

Multi-Family on 0.00 Acres

Ingram Park, Brooks, Alberta

Discover this fantastic investment opportunity with a fully updated fourplex, perfectly situated in a family-friendly neighborhood. Each of the four units has been thoughtfully upgraded with brand-new windows, stylish flooring, modern kitchens, and refreshed washrooms, ensuring both comfort and appeal for tenants. Each spacious unit features three bedrooms and one bathroom, making them ideal for families or professionals. The property backs onto a beautiful park, offering serene green space and outdoor play areas, making it even more attractive to long-term tenants. With a current monthly rental income of over \$4,000 and the potential to raise rents to meet market value, this property promises excellent cash flow and future growth. Don't miss out on this rare opportunity to secure a high-performing, low-maintenance investment!

Built in 1976

Essential Information

MLS® #	A2167976
Price	\$525,000
Sold Price	\$515,000
Bathrooms	0.00
Square Footage	2,376
Acres	0.00
Year Built	1976
Type	Multi-Family



Sub-Type	4 plex
Style	Bi-Level
Status	Sold

Community Information

Address	59 Ingram Park Drive
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0L1

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	8

Interior

Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	October 14th, 2024
Days on Market	21
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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