

# \$469,000 - 8 Sara King Court E, Brooks

MLS® #A2230766

**\$469,000**

5 Bedroom, 3.00 Bathroom, 1,669 sqft  
Residential on 0.21 Acres

Ingram Park, Brooks, Alberta

The perfect family home awaits you, welcome to 8 Sara King Court! This lovely home is located on a quiet friendly cul-de-sac and backs onto beautiful sunrises and green space. This home offers 5 bedrooms, 3-bathroom with a perfect blend of modern and practical family living. From the moment you step inside, you'll appreciate the bright, spacious layout. The majority of the home boasts fresh paint, new vinyl plank floor through out (2022/2024). The large living room is bright and welcoming, a perfect place to relax by the large picturesque window with a book to enjoy all the sunshine. The living room flows into the dining area which makes for the perfect place for entertaining guests or family gatherings.

The kitchen is equipped with solid wood cabinets, all newer stainless steel appliances, (fridge 2024) and connects seamlessly to a cozy dining area.

One of the standout features this home offers is the spacious walkout basement, complete with a private entrance, its own laundry, large family room with a gas fireplace and a kitchen outfitted with new appliances(2024). Whether you're accommodating extended visitors, have a larger family or exploring income potential, this home offers opportunity and privacy.

Let's talk about the bright unique screened in deck and sunny backyard! as you



open the sliding glass doors youâ€™ll Step into a large, beautifully screened-in sunroom that offers a lovely retreat for relaxing in the shade or hosting guests. Even on those cool fall nights you can sit back and star gaze and stay cozy under the built-in heater. Then youâ€™ll find the fenced in yard with mature fruit trees, raspberry bushes, a cement pad for a fire pit and lots of space for visiting and playing games. The yard backs onto a peaceful green space. A convenient gas BBQ hookup is also available for your summer cookouts.

The exterior is equally impressive, featuring a double heated garage with alley access with ample parking for multiple vehicles â€” including space for an RV. Whether youâ€™re a growing family or love to host, youâ€™ll appreciate the extra room to park. The home is also located just steps from parks, playgrounds , walking distance from schools and the golf course making it ideal for families.

Additional recent upgrades include a new furnace and central air conditioning system (2022,) new shingles (2021). stackable washer/dryer on upper level ( 2024) Vinyl plank all throughout the home, (upper and lower levels 2022/2024) ) fresh paint to update the exterior (2022)new vinyl floor in sun room (2022)The bathrooms have also seen updates, including new toilets(2024)and fixtures, while the upper level features new trim and paint (2024) for a refreshed look throughout.

This property offers the perfect combination of upgrades, functional layout, and desirable location. Itâ€™s truly move-in ready and waiting for its next proud owners.  
Call to view this one, it wont last long!

Built in 1975

## **Essential Information**

MLS® #	A2230766
Price	\$469,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,669
Acres	0.21
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



### Community Information

Address	8 Sara King Court E
Subdivision	Ingram Park
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R0J8

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage
# of Garages	1

### Interior

Interior Features	Bookcases, Central Vacuum, Double Vanity, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite, Walk-Out
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## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lake, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Concrete, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	10
Zoning	R-SD

## Listing Details

Listing Office	Real Estate Centre
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