



GRASSROOTS
REALTY GROUP

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**3 Upland Road
Brooks, Alberta**

MLS # A2226242



\$430,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,057 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Irregular Lot, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: NONE

WELL MAINTAINED HOME 1111 LARGE CORNER LOT. Great Tile Floor Entrance leading to great living room and impressive open Kitchen/Dining area, Peninsula Cabinets with Quartz counter top Mosaic Glass Tile backsplash. Pantry. Large Maintenance free Deck and Railing with below deck storage ,Large Master Bedroom with room for King Sized Bed with sliding Mirror Doors .Large Family room in Basement with wet bar area and another large bedroom ,also 3 piece bathroom and Laundry room big enough for another fridge or deep freeze .NOTE THE 10X13 Laundry Room Area would be Quite Easy to use as a 4th Bedroom !!! There is infloor heat in Basement and double attached garage .Check Out the Fancy Metal Roof ,good for Many Many years. Seller will supply Title Insurance in LIEU of RPR at closing .