



**3 Upland Road  
Brooks, Alberta**

**MLS # A2226242**



**\$430,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 .