



GRASSROOTS
REALTY GROUP

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**4 H, 104 Upland Trail W
Brooks, Alberta**

MLS # A2231316



\$199,500

Division:	Uplands		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bi-Level		
Size:	676 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Vinyl Windows		

Inclusions: None

PRICE ADJUSTED ! 4 H at Classic Ridge Condo Condo Complex is conveniently located close to schools and shopping. The main level has an open kitchen and living room, very large guest washroom and a storage pantry. Three bedrooms with large windows, full bath and in suite laundry complete the lower level. This home is perfect for a starter, downsize or even an addition to your rental portfolio. A concrete block wall between units ensure privacy between units, and two parking stalls compliment the size of the home perfectly. Freshly painted with new appliances and blinds. Low condo fees of \$260 monthly take care of all outside maintenance. Mortgage payments estimated at \$1150 monthly. Short notice showings available.