



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

260 Upland Avenue
Brooks, Alberta

MLS # A2236124



\$319,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,084 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Prairie views, great location, and an open concept are just a few highlights this charming home offers! This lovely, well maintained 3 bedroom, two bathroom home is bright and welcoming and shows pride in ownership. From the spacious living room and primary bedroom to beautiful private deck right off the kitchen for those summer evening bbq's. The kitchen is an open cocept great for entertaining with the large island, lovely warm oak cabinets, lots of sunlights and newer fridge and oven, (2019/2024). This home is complete with new hot water tank (2025) air conditioning, newer washer, new asphalt double parking driveway, new front door and new front steps to welcome you! Fresh paint throughout the home, plenty of storage including a shed, fenced yard, fully finished basement family room, including a bathroom and bedroom with potential for a fourth bedroom or separate living space. Call to view this move in ready home in the desirable uplands family neighborhood, it won't last long!