



**GRASSROOTS**  
REALTY GROUP

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**44 Upland Street W  
Brooks, Alberta**

**MLS # A2239149**



**\$515,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Underground Sprinklers		

**Heating:** In Floor, Forced Air, Hot Water

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** None

Visit REALTOR® website for additional information. This beautifully updated 4-level split offers space, comfort, and flexibility. The upper level has 3 bedrooms; the primary includes a 3-pc ensuite. The main floor features a kitchen, dining, and living area with vaulted ceilings for an open feel. The fully finished lower levels offer a family room, 2 more bedrooms, full bath, laundry, and storage. Enjoy central A/C, central vac, and a double garage with in-floor heat. All bathrooms and kitchen updated in the last 2 years with Quartz countertops. New carpet throughout (within 3 years). Large back deck, underground sprinklers, fenced yard. New shingles this spring. Recent renos make this home move-in ready for years to come. Rare chance to own this much functional space in a sought-after location!