



GRASSROOTS
REALTY GROUP

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**44 Upland Street W
Brooks, Alberta**

MLS # A2239149



\$525,000

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,198 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	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: Finished, 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!