



**GRASSROOTS**  
REALTY GROUP

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**79 Upland Manor W  
Brooks, Alberta**

**MLS # A2243632**



**\$64,900**

**Division:** Uplands

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-SD

**Water:** Drinking Water

**Sewer:** Sewer

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line, Phone At Lot Line, Sewer

Prime Opportunity in Uplands &ndash; One of the Largest Lots Available! Looking for the perfect place to build in Brooks? This oversized undeveloped lot in the desirable Uplands community offers endless possibilities. With full services to the lot line and no timeline requirements to build, you're free to plan your dream home or investment property at your own pace. This is one of the largest residential lots currently available in the city&mdash;giving you ample space for a custom build, spacious yard, or future development potential. Take advantage of the City of Brooks's tax incentives for new construction, making this an even more attractive opportunity. Whether you're ready to be part of the solution to the local housing shortage or seeking an investment that could pay off for years to come, this property delivers location, value, and potential. There are multiple lots available, so your plans for Uplands can be fulfilled no matter how unique. Call for more information.