

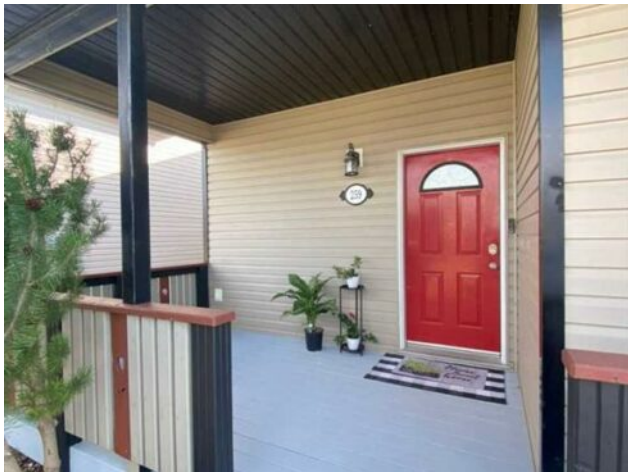


GRASSROOTS
REALTY GROUP

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259 Upland Avenue
Brooks, Alberta

MLS # A2246280



\$395,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Downstairs fridge, stove top, hood fan

THIS ATTRACTIVE, MODERN HOME IS MOVE IN READY. From the quaint front veranda to the screened in, covered back deck, this home is sure to please. The main floor has a bright open floor plan perfect for entertaining. The large master can easily host a king bed with room to spare. There is another spacious bedroom and a 4 piece bath to complete the main floor. Downstairs you'll be impressed by the bright living room that is open to the kitchen that is complete with a stove top, hood fan, fridge and plenty of cupboards. there are 2 additional bedrooms, the second 4 piece bath and under stairs storage. The laundry area, complete with sink, is in the common area downstairs along with some additional room for storage. The 24 x 26.5 foot garage is not only great for additional parking but provides more storage and has a floor drain. The vinyl fence along with the privacy trees and professional landscaping on a drip system are only a few of the many great features of this home. Have a look today and GET MOVING IN THE RIGHT DIRECTION!