



GRASSROOTS
REALTY GROUP

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**90 Upland Road W
Brooks, Alberta**

MLS # A2251110



\$465,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Gentle Sloping, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully maintained bungalow in the desirable Uplands community of Brooks, Alberta. Offering over 1,200 sq ft of comfortable living space, this 4-bedroom, 3-bathroom home is designed to suit families and those seeking the ease of a main-floor lifestyle. The main level features a bright, open layout with a newly renovated ensuite in the primary suite, adding a touch of modern comfort. Two covered decks, one north-facing and one south-facing, provide the perfect spots to enjoy morning coffee or evening sunsets year-round. The fully finished basement is warm and inviting with in-floor heating, a cozy gas fireplace, and plenty of room to create additional bedrooms, a games area, or a home office. Outside, you'll find a fully fenced and private yard complete with underground sprinklers, a paved fire pit area, and ample space for kids or pets to enjoy. A large attached two-car garage provides convenience and extra storage. Thoughtfully cared for and lightly lived in, this home offers both space and flexibility for a variety of lifestyles. With its prime location, generous layout, and quality updates, this Uplands bungalow is ready to welcome its next owners—whether you're a growing family or someone looking to enjoy convenient single-level living with extra space for guests.