



**90 Upland Road W
Brooks, Alberta**

MLS # A2251110



\$465,900

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|--|-------------------|------|
| 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.