



**GRASSROOTS**  
REALTY GROUP

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**1A, 104 Upland Trail W  
Brooks, Alberta**

**MLS # A2257095**



**\$190,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Uplands                          |               |                   |
| <b>Type:</b>     | Residential/Four Plex            |               |                   |
| <b>Style:</b>    | Bi-Level                         |               |                   |
| <b>Size:</b>     | 620 sq.ft.                       | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                      |               |                   |
| <b>Lot Size:</b> | -                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Drinking Water, Private                             |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 260  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Manufactured Floor Joist, Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | N/A   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Phone |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Primary Downstairs, Storage, Vinyl Windows |                   |   |

**Inclusions:** None

Welcome to this charming 620 sq. ft. bi-level condo offering three bedrooms and two full bathrooms. The well-designed layout features a spacious kitchen with plenty of room for cooking and entertaining, while the open living spaces create a bright and inviting atmosphere. This home is ready for your personal touch &mdash; add a splash of color or your favorite decor to make it uniquely yours. Perfect for first-time buyers or investors, this condo is an affordable opportunity to own a functional and versatile space.