



**GRASSROOTS**  
REALTY GROUP

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**144 upland Boulevard  
Brooks, Alberta**

**MLS # A2265470**



**\$424,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Landscaped, Underg		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher, Washer, Dryer, Shed, Snowblower, push mower

This one makes sense! This 5 bedroom, 2 bathroom Bi - level is nicely situated on a corner lot, with loads of parking, a double detached garage and a very cozy fenced back yard. Need some space for the family? Maybe a kitchen for Grandma? There is a functioning kitchen in the basement that can contribute to your extended family needs. Perhaps you have children, this home is right across the street from the Uplands School! All appliances are included, even the snowblower! There is Central Air conditioning, a new metal roof, hardwood and tile flooring. Please take a look at the virtual tour offered. Call your Real Estate professional to book a showing.