



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

164 upland Avenue
Brooks, Alberta

MLS # A2266822

\$469,995



Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,288 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Front L		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: NA

This stunning 2008 bi-level home seamlessly blends modern style with practical functionality. The open-concept main living area boasts vaulted ceilings, hardwood flooring, and a tile entrance, creating a sense of spaciousness. The kitchen shines with stainless steel appliances and newly updated granite countertops. The master retreat is a serene oasis, nestled above the garage with a walk-in closet and luxurious 4-piece ensuite bathroom. With four bedrooms and three 4-piece bathrooms, this home offers ample space for families. The finished basement adds significant value, providing an additional bedroom, and full bathroom. Modern conveniences include an on-demand hot water system and air conditioning. The expansive family room is perfect for a pool table, home gym, play area, or game room. Outside, enjoy the 24x24 heated garage, 20x13 back deck, and beautifully landscaped yard with mature fruit trees and convenient RV parking with back-lane access.