



**11 Upland Bay W
Brooks, Alberta**

MLS # A2288677



\$524,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Tankless Hot Water

Inclusions: Shed , EGDO + 1 remote

***Here It IS. A Fantastic Home in a Prime + Private Location! Your vehilces stay safe and warm in the double heated garage. Spacious entry through the foyer into an expansive welcoming living/entertainment space, designed for family and guest comfort and relaxation. The inviting kitchen Island is surrounded by high quality cabinets, plenty of counter space and room far all. Extra King Sized Master. Bedroom features Full Ensuite and walk in Closet. 5 bedrooms + 3 bathrooms in total. Big windows throughout create bright, warm and friendly living spaces. Major Exterior Renovations in late 2025 include New high end Shingles, all new Siding, Eavestrough, downspouts, some windows, screens and vents. 5 Year Warranty is in place. You are worry free here. All this is Complemented by the HUGE pie shape lot, which allows for double Decks, a concrete pad for a Hot tub or Pergola and tons more space for gardens and extra parking. Additional features include: new hot water on demand in 2024; new Washer in 2025 [dryer was serviced], wiring in place for hot tub or jacuzzi; High efficiency furnace; central Air Conditioning and underground sprinklers. You are invited to view this home now. Please allow 24 hour notice.