



**200 Upland Boulevard W
Brooks, Alberta**

MLS # A2289893



\$425,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-SD
Foundation:	Preserved Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: 2 fridges, stoves, 1 dishwasher, 2 hood fans, washer and dryer

Investor Opportunity for 200 Upland Boulevard, Brooks, AB offering a legal Suite, 6 Bedrooms, and a separate entry. Turnkey revenue property offering strong cash-flow potential and long-term durability. This fully legal bi-level suite is built for investors seeking reliable returns with key capital improvements already completed. The upper unit features a bright open-concept kitchen, living, and dining layout, 3 spacious bedrooms, and a full 4-piece bathroom. A door leads to a p deck overlooking the backyard — a desirable feature for tenant retention. The lower unit offers a separate side entrance, its own bright full kitchen, 3 bedrooms, a small dining area, and a full bathroom. Shared laundry facilities are conveniently located, and separate heating controls allow each unit independent temperature management — improving tenant satisfaction and operational efficiency. Upgrades include a new tin metal roof — long-lasting and low maintenance, Two new hot water tanks, and the exterior is a Durable stucco. Fully fenced yard with chain link fencing, Legal suite designation with separate basement entry. With 6 total bedrooms and two self-contained living spaces, this property offers excellent flexibility: Rent both units for maximum revenue Live in one unit and offset your mortgage with the other Ideal setup for extended family or multi-generational living Legal suite properties in Brooks with major mechanical updates and durable exterior finishes are in high demand. This is a smart, low-maintenance addition to any investment portfolio. Call today to schedule your private showing and secure this income-producing opportunity.