



GRASSROOTS
REALTY GROUP

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

165 upland Boulevard
Brooks, Alberta

MLS # A2201348



\$250,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	1996 (29 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions: Fridges, 2 Stove, Freezer, Microwave, Washer, Dryer

Affordable Home in a Prime Location! This well-priced home offers three bedrooms on the main floor and three more in the basement, making it perfect for a growing family or as an investment property. With a full bathroom on each level, convenience is never an issue. Located in a great neighborhood, this home is just minutes from shopping, schools, and other amenities, ensuring everything you need is close by. Whether you're a first-time buyer, investor, or looking for extra space, this property is a fantastic opportunity, Don't miss out!