



GRASSROOTS
REALTY GROUP

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**144 Upland Avenue W
Brooks, Alberta**

MLS # A2289825



\$628,950

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,364 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street, Parking P		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Underground Sp		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Fenced backyard, Landscape work will be inderway shortly, Sod is optional. GST is Payable on Purchase Price.

Brand New- Built For You; Fully Developed, Roomy and Ready for it's proud first owner. 1364 sq. ft. on each level provides 5 big bedrooms; 3 up, 2 more down. Classic kitchen has Quartz countertops, plenty of cabinets and direct access to the well built deck. The Primary bedroom has a super 4 piece ensuite. All three bathrooms feature a high end 1 piece tub surround. Basement is totally finished. City Tax Incentives are: 1st year 100% off; 2nd yr. 75%; 3rd yr. 50%; 4th yr. 25% off. [approx. \$9,000. Savings] Fenced yard with deck + fence already stained. UG sprinklers + Sod installed. 6 high end appliances are included. Call your REALTOR® now to schedule a showing. NOTE: *** List Price includes gst with rebate to the Buyer Upon Application .***