



**144 Upland Boulevard W
Brooks, Alberta**

MLS # A2303584



\$399,500

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,132 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 fridges, 2 stoves, dishwasher, washer, dryer, all window coverings. Negotiable items are: Dbl. bunk bed, Lawn mower, snow blower, 2 freezers,

Great home for young families! Watch through the living room window, as your children go safely off to school. Home had new Metal Roofing in 2024. New metal Roofing on the Garage in 2025. 3 bedrooms up and 2 bedrooms in lower suite. Full 4 pc. bath on each level. Patio doors lead to a roomy deck, super sized brick patio and the double detached, heated garage. A well fenced, friendly back yard has garden areas and an RV parking spot. List price is greatly reduced from the previous listing! Act now. Save Now! Call today as 24 hour notice is required.