



**52 Upland Drive W  
Brooks, Alberta**

**MLS # A2319686**



**\$385,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad, Side By Side, Unpaved		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Level, Low Maintenance Landsc		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Suspended Ceiling, Track Lighting, Vinyl Windows, Wood Windows		

**Inclusions:** None

Welcome to this spacious 6-bedroom, 2-bathroom family home located in the desirable Uplands neighborhood of Brooks. Perfectly positioned close to schools, shopping, parks, and everyday amenities, this property offers the convenience today’s busy families are looking for. Inside, you’ll appreciate the bright and inviting atmosphere created by the vaulted ceilings and generous shared spaces. This well-loved home provides plenty of room for growing families, multi-generational living, or those simply needing extra space for hobbies, guests, or a home office. Step outside to enjoy the large deck, ideal for summer barbecues, entertaining friends, or relaxing while overlooking the fully fenced backyard. The corner lot location adds valuable outdoor space and offers exceptional parking options, with ample room both on and off the street for vehicles, RVs, trailers, or guests. With six bedrooms, a functional layout, and an unbeatable location near schools and amenities, this property presents an excellent opportunity to put down roots in one of Brooks’s most sought-after neighborhoods. Come see the space, convenience, and potential this welcoming family home has to offer.