



**12 Upland Place W
Brooks, Alberta**

MLS # A2320730



\$450,000

Division:	Uplands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,317 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Tankless Hot Water		

Inclusions: central AC, garage heater, garage door opener, fridge x2, stove x2, dishwasher, washer/dryer x2, hood fan x2

This beautifully designed modified bi-level offers space, comfort, and flexibility for any lifestyle. The private upper-level primary suite includes a full en suite, creating a true retreat. The main floor features two additional bedrooms, a full bathroom, main floor laundry, and an open-concept kitchen, dining, and living area with vaulted ceilings that enhance the sense of space and light. The fully developed lower level includes three more bedrooms, a full bathroom, a second laundry area, and a secondary kitchen setup—ideal for extended family, guests, or potential suite use. A rare opportunity to own a home with this much functional space in such a sought-after location!