



**23 Upland Place  
Brooks, Alberta**

**MLS # A2322577**



**\$465,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Pie Shaped Lot, See Remarks, Uncl		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Electricity Connected, Natural
<b>Features:</b>	Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, existing blinds & curtain rods, garage tv & wall mount, shed, outdoor storage cubby, above ground pool & heater

Welcome to 23 Upland Place, a beautifully maintained family home located on a large lot in Uplands. Offering 4 bedrooms, 3 bathrooms, and a long list of recent updates, this property is move-in ready and designed for comfortable year round living. The bright and inviting main living areas feature fresh neutral paint completed in 2026, luxury vinyl plank flooring installed in 2025, updated light fixtures, and new baseboards in select areas. The functional kitchen offers additional cabinetry for extra storage, along with a new pantry door for a refreshed look and added convenience. Comfort is a priority with a high-efficiency furnace and central air conditioning installed in 2021, plus in-floor heat in both the basement and attached garage. Outdoor living is just as impressive with a spacious deck complete with a gas line for your BBQ, underground sprinklers in both the front and back yard, a fenced yard, storage shed, and convenient outdoor cubby storage. The large lot provides plenty of space for family fun, featuring an above-ground pool with heater, making it the perfect place to enjoy warm summer days. Extensive exterior updates completed in 2026 include shingles, siding, soffits, fascia, eavestroughs, and a freshly painted garage door, offering excellent curb appeal and peace of mind for years to come. A garage door screen, added in 2021, creates an additional versatile space. This well cared for property combines thoughtful updates, functional living spaces, and fantastic outdoor amenities, making it an ideal place to call home.