



**241 Upland Boulevard W
Brooks, Alberta**

MLS # A2324618



\$319,900

Division:	Uplands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: central AC, shed, window coverings

Welcome to this charming two-storey home in the heart of Brooks...the perfect fit for a first-time home buyer or small family! Built in 1999 and offering 1,226 square feet of thoughtfully designed living space, this property combines comfort, functionality, and excellent curb appeal. This home greets you with an inviting front porch, an ideal spot to enjoy your morning coffee or unwind in the evening. Once inside, you are welcomed by a bright and comfortable living room, with durable vinyl plank flooring flowing throughout the main level. The layout leads seamlessly toward the back of the home where you'll find the kitchen and dining area, complete with ample cabinet space and a full appliance package. A convenient half bathroom rounds out the main floor, while patio doors provide easy access to the backyard and rear deck, perfect for summer BBQs and outdoor entertaining. Upstairs features three bedrooms and a full bathroom, including a spacious primary bedroom with double closet doors. The basement offers even more living space with a large secondary family room, plus an oversized furnace/laundry room that provides plenty of additional storage. This home shows 10/10 and is ready for its next owner, check out the virtual tour and book your showing today!