



GRASSROOTS
REALTY GROUP

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66 Upland Road W
Brooks, Alberta

MLS # A2334236



\$389,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-19-14-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Wet Bar		

Inclusions: Dishwasher (As is), Electric Stove, Fridge, Washer/Dryer, Air Conditioner (As is)

Opportunity awaits at 66 Upland Rd W! This 5-bedroom, 2.5-bathroom home offers a functional layout with plenty of space and potential. The main floor features an open-concept living area with a kitchen island, three bedrooms, and 1.5 bathrooms, including a primary bedroom with a convenient 2-piece ensuite. The fully developed basement offers two additional bedrooms, a 3-piece bathroom, and a wet bar. The home requires some work and updating, making it an opportunity for buyers looking to add their own touches. Recent exterior updates include new shingles and siding, and the living room window is scheduled to be replaced within the next month. The garage door is currently not operational, and the dishwasher is being sold as-is. Outside, enjoy a large, private yard with no neighbours directly behind, providing plenty of space for outdoor activities and entertaining. A playground is conveniently located across the street, with schools and shopping also nearby. With some TLC, this property has plenty of potential to make it your own. Book your showing today and explore the possibilities!