



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

184 Upland Boulevard
Brooks, Alberta

MLS # A2349304



\$480,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Fridge, stove, hood fan

Welcome to this beautifully renovated and versatile home, ideally located close to schools, shopping, grocery stores, and everyday amenities. Offering plenty of space for a growing family, multi-generational living, or rental income potential, this property combines modern updates with a functional layout. The main level features 3 spacious bedrooms, including a private primary bedroom with an ensuite, plus an additional 4-piece bathroom. The home has been thoughtfully updated with numerous recent renovations, including new windows and doors, fresh paint, updated flooring, and renovated kitchens, creating a bright and modern feel throughout. Adding exceptional versatility is the separate-entry basement suite, offering 2 bedrooms, a 4-piece bathroom, and a fully renovated kitchen. Whether used for extended family, guests, or as a potential rental opportunity, the lower level provides excellent additional living space and privacy. The property also features an attached garage, providing convenient parking and additional storage. With its extensive renovations, functional layout, separate basement entrance, and convenient location close to schools, shopping, and groceries, this home offers an excellent combination of comfort, flexibility, and value. A must-see property with plenty to offer!