

# \$515,000 - 44 Upland Street W, Brooks

MLS® #A2239149

## \$515,000

5 Bedroom, 3.00 Bathroom, 1,198 sqft  
Residential on 0.14 Acres

Uplands, Brooks, Alberta

Visit REALTOR® website for additional information. This beautifully updated 4-level split offers space, comfort, and flexibility. The upper level has 3 bedrooms; the primary includes a 3-pc ensuite. The main floor features a kitchen, dining, and living area with vaulted ceilings for an open feel. The fully finished lower levels offer a family room, 2 more bedrooms, full bath, laundry, and storage. Enjoy central A/C, central vac, and a double garage with in-floor heat. All bathrooms and kitchen updated in the last 2 years with Quartz countertops. New carpet throughout (within 3 years). Large back deck, underground sprinklers, fenced yard. New shingles this spring. Recent renos make this home move-in ready for years to come. Rare chance to own this much functional space in a sought-after location!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239149  |
| Price          | \$515,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,198     |



|            |               |
|------------|---------------|
| Acres      | 0.14          |
| Year Built | 1999          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 44 Upland Street W |
| Subdivision | Uplands            |
| City        | Brooks             |
| County      | Brooks             |
| Province    | Alberta            |
| Postal Code | T1R 1J8            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Jetted Tub                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Gas Water Heater |
| Heating           | In Floor, Forced Air, Hot Water                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                          |
| Fireplaces        | None                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Few Trees, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding                                                              |
| Foundation        | Poured Concrete                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 90              |
| Zoning         | R-1             |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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