

# \$525,000 - 44 Upland Street W, Brooks

MLS® #A2239149

## \$525,000

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	\$525,000
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, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings, Convection Oven, Double Oven, 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, Few Trees, Front Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	PG Direct Realty Ltd.
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