

# \$199,500 - 4 H, 104 Upland Trail W, Brooks

MLS® #A2231316

**\$199,500**

3 Bedroom, 2.00 Bathroom, 676 sqft

Residential on 0.00 Acres

Uplands, Brooks, Alberta

PRICE ADJUSTED ! 4 H at Classic Ridge Condo Condo Complex is conveniently located close to schools and shopping. The main level has an open kitchen and living room, very large guest washroom and a storage pantry. Three bedrooms with large windows, full bath and in suite laundry complete the lower level. This home is perfect for a starter, downsize or even an addition to your rental portfolio. A concrete block wall between units ensure privacy between units, and two parking stalls compliment the size of the home perfectly. Freshly painted with new appliances and blinds. Low condo fees of \$260 monthly take care of all outside maintenance. Mortgage payments estimated at \$1150 monthly. Short notice showings available.

Built in 2002

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231316      |
| Price          | \$199,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 676           |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |                        |
|--------|------------------------|
| Style  | Side by Side, Bi-Level |
| Status | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4 H, 104 Upland Trail W |
| Subdivision | Uplands                 |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 1L6                 |

### Amenities

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities      | Trash, Visitor Parking                                                                                              |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Aggregate, Off Street, Stall                                                                                        |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Vinyl Windows |
| Appliances        | Range Hood, Washer/Dryer                                        |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| # of Stories      | 1                                                               |
| Has Basement      | Yes                                                             |
| Basement          | Finished, Full                                                  |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Playground, Private Entrance, Rain Gutters  |
| Lot Description   | Few Trees, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2025 |
| Days on Market | 3               |
| Zoning         | R3              |
| HOA Fees Freq. | MON             |

Listing Details

Listing Office                  Royal LePage Community Real



Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.