

# \$469,900 - 90 Upland Road W, Brooks

MLS® #A2251110

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.15 Acres

Uplands, Brooks, Alberta

Welcome to this beautifully maintained bungalow in the desirable Uplands community of Brooks, Alberta. Offering over 1,200 sq ft of comfortable living space, this 4-bedroom, 3-bathroom home is designed to suit families and those seeking the ease of a main-floor lifestyle.

The main level features a bright, open layout with a newly renovated ensuite in the primary suite, adding a touch of modern comfort. Two covered decks, one north-facing and one south-facing, provide the perfect spots to enjoy morning coffee or evening sunsets year-round.

The fully finished basement is warm and inviting with in-floor heating, a cozy gas fireplace, and plenty of room to create additional bedrooms, a games area, or a home office.

Outside, you'll find a fully fenced and private yard complete with underground sprinklers, a paved fire pit area, and ample space for kids or pets to enjoy. A large attached two-car garage provides convenience and extra storage.

Thoughtfully cared for and lightly lived in, this home offers both space and flexibility for a variety of lifestyles. With its prime location, generous layout, and quality updates, this Uplands bungalow is ready to welcome its next owners—whether you're a growing family



or someone looking to enjoy convenient single-level living with extra space for guests.

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251110    |
| Price          | \$469,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,223       |
| Acres          | 0.15        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 90 Upland Road W |
| Subdivision | Uplands          |
| City        | Brooks           |
| County      | Brooks           |
| Province    | Alberta          |
| Postal Code | T1R 0P9          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 5                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                           |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |

|                 |                               |
|-----------------|-------------------------------|
| Fireplace       | Yes                           |
| # of Fireplaces | 1                             |
| Fireplaces      | Gas, Circulating, Glass Doors |
| Has Basement    | Yes                           |
| Basement        | Finished, Full                |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                    |
| Lot Description   | Back Lane, Back Yard, C<br>Maintenance Landscape,<br>Sprinklers, Cleared |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame, Manufactured Floor Joist                       |
| Foundation        | Poured Concrete                                                          |



### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 38                |
| Zoning         | R-SD              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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