

# \$319,000 - 260 Upland Avenue, Brooks

MLS® #A2236124

## \$319,000

3 Bedroom, 2.00 Bathroom, 1,084 sqft  
Residential on 0.12 Acres

Uplands, Brooks, Alberta

Prairie views, great location, and an open concept are just a few highlights this charming home offers!

This lovely, well maintained 3 bedroom, two bathroom home is bright and welcoming and shows pride in ownership. The private deck is right off the kitchen french doors for those warm summer evening bbq's. The kitchen offers lovely warm oak cabinets, a built in island, newer fridge and oven, (2019/2024). This home is complete with new hot water tank (2025) air conditioning, newer washer, new asphalt double parking driveway, new front door and new front steps to welcome you! Fresh paint throughout the home, plenty of storage including a shed, fenced yard, fully finished basement family room, including a bathroom and bedroom. Call to view this move in ready home in the desirable uplands family neighborhood, it won't last long!



Built in 2002

## Essential Information

MLS® #	A2236124
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.12
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	260 Upland Avenue
Subdivision	Uplands
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1K1

### **Amenities**

Parking Spaces	2
Parking	Driveway, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	Real Estate Centre
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