

# \$329,900 - 237 Upland Boulevard W, Brooks

MLS® #A2213380

**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.09 Acres

Uplands, Brooks, Alberta

Welcome to 237 Upland Boulevard, a beautifully maintained home nestled in a quiet, family-friendly neighbourhood. This property offers 3 bedrooms and 2 bathrooms, with the potential to easily add a fourth bedroom in the basement - perfect for growing families or guests. Step inside to find updated vinyl plank flooring, lending a fresh and modern feel. The kitchen and living room windows have been replaced, providing energy efficiency and enhanced natural light. The upper level features 2 spacious bedrooms and a 4-piece bathroom, while the fully finished basement includes 1 bedroom and a 3-piece bathroom. You'll appreciate the peace of mind from the new metal roof, soffit, and fascia and eavestroughs installed in 2022. Outdoor enthusiasts and hobbyists will love the impressive 20x15 shed built in 2021 - a rare find for storage and workshop space. The west side of the fence has been replaced adding extra value to this already well cared for property. This home is clean as a whistle and truly shows pride of ownership throughout. Don't miss your chance to own this gem in the desirable Uplands area.

Built in 1999

## Essential Information

MLS® #                   A2213380

Price                     \$329,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.09
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	237 Upland Boulevard W
Subdivision	Uplands
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0R1

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	1
Zoning	R-SL

## **Listing Details**

Listing Office	Royal LePage Community Realty
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