

# \$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, City Low Maintenance Landscap Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete



### Additional Information

Date Listed	August 24th, 2025
Zoning	R-SD

### Listing Details

Listing Office	Royal LePage Community Realty
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