

\$474,000 - 40 Upland Street, Brooks

MLS® #A2144547

\$474,000

5 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.14 Acres

Uplands, Brooks, Alberta

WELCOME to 40 Upland Street. A rare opportunity presents itself in a beautiful 5 bedroom, 3 bathroom home sold by its one and only owner. You will appreciate the pride of ownership around every turn of this immaculate home. Upon entering you're greeted by new vinyl plank flooring (2023) that draws you into the warm, welcoming home. The spacious front entry hosts a coat closet and access to the attached 2 car heated garage. From here you can head upstairs or down. Heading up the stairs you'll discover the living room with beautiful west facing windows that let in all the natural light you desire or chose your level of light filtering with the custom dual blinds. Off the living room you'll find the heart of the home, the kitchen and dining areas. The chef in the family will enjoy working in this space with loads of oak cabinets, well appointed pantry, bright white appliances, updated granite countertops, tile backsplash, kitchen sink and taps (2017). Entertaining in this space is a breeze with room to accommodate a large dining table as well as space to sit up to the kitchen counter. The living space flows out the back door to the covered, screened in (2022) back deck where you will find a handy gas line ready for bbq hook up. Back inside, heading down the hall to the main floor 4 piece bathroom with updated toilet, granite counter, sink and taps (2017). There are two great sized bedrooms and the oversized primary bedroom with walk in closet and 3 piece ensuite boasting updated toilet,



granite counter, sink, taps and walk in shower (2017). Downstairs you'll discover a fully developed basement with spacious family room, a laundry room that actually makes this chore enjoyable, 2 large bedrooms and 3 piece bathroom also with updated toilet, granite counter, sink and taps (2017). The utility room hosts a new furnace (May 2024), tankless hot water system, water softener, central vac, in-floor heating system for the basement and garage as well as the underground sprinkler controls. Other notables include new air conditioner (May 2024), shingles (2022), exterior insulated doors(2021), recently serviced overhead garage door, newer concrete driveway and sidewalk all framed by the spectacular manicured yard. Extremely well maintained with a host of recent updates and features that make this home an ideal choice for any family. This property exemplifies the definition of turn key and won't be available for very long.

Built in 2000

Essential Information

MLS® #	A2144547
Price	\$474,000
Sold Price	\$470,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,275
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	40 Upland Street
Subdivision	Uplands
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1J8

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 24th, 2024
Days on Market	27
Zoning	RSD
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Community Realty

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