

# \$474,900 - 48 Upland Street W, Brooks

MLS® #A2206300

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,291 sqft  
Residential on 0.14 Acres

Uplands, Brooks, Alberta

Welcome to 48 Upland Street. For those looking for a move-in-ready home and can appreciate obvious pride of ownership, take a look. This beautifully maintained 2000 built bi-level offers 5 bedrooms, 3 updated bathrooms and a thoughtfully designed open concept living space. The bright and airy main living area seamlessly connects the living room, dining space and the kitchen, creating the perfect atmosphere for family gatherings and entertaining. The kitchen underwent a complete upgrade less than 4 years ago featuring quartz counter tops, custom soft close cabinetry, new appliances and vinyl plank flooring. A large island provides extra prep space and seating, making it a natural hub for everyday living. The adjacent dining area comfortably accommodates a full size table, with easy access to the backyard deck. Good sized corner pantry and handy broom closet round out the modern conveniences while large windows allow for plenty of natural light. Fresh paint throughout enhances the home's bright and welcoming feel. The main floor boasts 3 bedrooms including a king sized primary retreat with a walk in closet and 3 piece ensuite with a jetted tub. A 4 piece bathroom serves the additional bedrooms. The fully finished basement offers in-floor heat, 2 large bedrooms, a spacious family room, 3 piece bathroom, storage room, utility room and a dedicated laundry room. The heated oversized double attached garage has been freshly painted and finished with vinyl plank



flooring complete with built in storage shelving. Enjoy the outdoors on the brand new maintenance free deck (2024) featuring vinyl and glass railings plus dusk-to-dawn in step lighting. The fully fenced yard is equipped with underground sprinklers front and back for easy maintenance. Other notable improvements include new shingles (2024) and two new hot water tanks (2022). A rare find in today's market - this home is move in ready with all the major updates already done!

Built in 2000

### Essential Information

MLS® #	A2206300
Price	\$474,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,291
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	48 Upland Street W
Subdivision	Uplands
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1J8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	2
Zoning	R-SD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.