

# \$250,000 - 165 Upland Boulevard, Brooks

MLS® #A2201348

## \$250,000

6 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.07 Acres

Uplands, Brooks, Alberta

Affordable Opportunity! Looking for a budget-friendly property with plenty of potential? This six-bedroom home offers a unique opportunity for investors or buyers willing to roll up their sleeves and bring new life to the space. This home has been well lived in and is ready for some much needed repairs and updates. Featuring a compact layout, multiple sleeping areas, and shared living spaces, the property is ideal for those looking to maximize affordability. While the home does require renovations, it presents a great chance to add value and customize it to your liking. Located in a convenient area, this home is close to local amenities and offers easy access to daily necessities. If you're ready for a project and have a vision for transformation, this could be the perfect property for you. Sold as-is—bring your contractor and your imagination.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201348  |
| Price          | \$250,000 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,000     |
| Acres          | 0.07      |
| Year Built     | 1996      |



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

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 165 Upland Boulevard |
| Subdivision | Uplands              |
| City        | Brooks               |
| County      | Brooks               |
| Province    | Alberta              |
| Postal Code | T1R 0R1              |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### **Interior**

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | Storage                             |
| Appliances        | Freezer, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas    |
| Cooling           | None                                |
| Has Basement      | Yes                                 |
| Basement          | Finished, Full, Suite               |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | None                           |
| Lot Description   | Back Lane, Back Yard, City Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Wood                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 13               |
| Zoning         | R-SL             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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