



**GRASSROOTS**  
REALTY GROUP

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**158 Wildrose Court W  
Brooks, Alberta**

**MLS # A2238108**



**\$159,000**

<b>Division:</b>	Sunnylea		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

This recently refreshed 1216 sq ft home that's now available for immediate possession! It's nestled in a quiet court, with a playground conveniently located directly across the road. This home has undergone significant updates, including new flooring, some new windows, updated plumbing, and a brand-new furnace. The walls were also meticulously skim-coated before painting, providing a smooth and polished finish throughout. The kitchen offers a fantastic layout with a functional island, perfect for food preparation, and three skylights that fill the space with abundant natural light. The spacious primary bedroom features a three-piece ensuite, complete with plumbing and space to add a standalone tub if you wish. It also has a roomy built-in closet, providing ample storage for two. Two versatile bedrooms are also available, offering flexibility for furniture arrangement or use as a home office. Please note that these bedrooms currently do not have closets. The exterior of the home has also been refreshed with a new coat of paint, new skirting and a durable new metal roof. Outside, you'll find a large deck that's perfect for barbecuing and entertaining, along with a few newly planted trees that will provide lovely shade in the coming years. You'll appreciate the updates and the welcoming atmosphere of this home.