



**GRASSROOTS**  
REALTY GROUP

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**364 Lake Stafford Drive E  
Brooks, Alberta**

**MLS # A2242328**



**\$425,000**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, No Neighbours Behind, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry		

**Inclusions:** Fridge, Stove, Dishwasher, MicroHood, Window Coverings, Garage Door Opener & Remote,

Discover your new home in the City of Brooks, Alberta! This awesome 5-bedroom, 2.5-bathroom property is located on the desirable Lake Stafford Drive, offering breathtaking views of picturesque horse pastures. Spacious and inviting, the open concept living area is perfect for family gatherings and entertaining guests. The 1239 sq ft main floor features a bright and airy primary suite with double closets and a roomy ensuite, bedrooms 2 & 3 and the main bathroom. Downstairs are 2 rec/family room areas, bedrooms 4 & 5, a bathroom and generous storage areas in the utility room, laundry room, closets and under the stairs. Enjoy modern comforts with air conditioning throughout and an attached heated garage for convenience year-round. With ample outdoor space, a gorgeous layered deck, underground sprinklers and a tranquil setting, this home is a perfect blend of comfort and nature. Don't miss the opportunity to make it yours today!