



GRASSROOTS
REALTY GROUP

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**30 Lake Stafford Crescent E
Brooks, Alberta**

MLS # A2244223



\$170,000

Division:	North End		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,376 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

This beautifully maintained 16x76 mobile home at 30 Lake Stafford Crescent in Lake Stafford Estates offers affordable living with numerous upgrades. The home features newer shingles, air conditioner, a high-efficiency furnace, a 50-gallon hot water tank, some new window coverings, fresh paint, and trim. Additionally, there's an 8x20 heated addition. The yard is a private oasis, complete with a covered gazebo, BBQ patio area, a small garden, and lush grass surrounded by perennials. The lot lease is an exceptional value at \$410 per month, covering water, sewer & garbage pickup. This home is ideal for those looking to downsize, first-time homebuyers, or anyone seeking a quiet and friendly neighborhood with comfort, convenience, and peace of mind. It's also conveniently located close to Highway #1 and within walking distance of restaurants. All these features truly make this a wonderful place to call home!