



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**43 Maple Drive  
Brooks, Alberta**

**MLS # A2246936**



**\$115,000**

<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>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, existing blinds, large shed, small shed, dog house

Affordable living with low down payments! Welcome to 43 Maple Drive. This spacious 3 bedroom, 2 bathroom modular home offers comfort, updates and an incredible lot! The primary bedroom features a walk-in closet and a full ensuite, while the open-concept main living area boasts updated laminate flooring and light paint throughout. The kitchen has tons of cabinetry and includes stainless steel appliances, plus a washer and dryer in the laundry room, complete with its own sink. Central air keeps the home comfortable year round. Shingles were replaced approximately 3 years ago. Outside, you'll love the massive fenced lot backing onto a quiet field, perfect for privacy and relaxation. Enjoy the good sized deck, large & small sheds, dog house, and firepit for outdoor living. Two paved parking stalls in the front add convenience. Affordable living with a great outdoor space&hellip;this one is a must see!