



GRASSROOTS
REALTY GROUP

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**43 Maple Drive
Brooks, Alberta**

MLS # A2246936



\$115,000

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		

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

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

NEW SHINGLES & SIDING to be completed before possession. 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. The furnace and hot water tank are believed to be 2009. 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…this one is a must see!