



**GRASSROOTS**  
REALTY GROUP

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**38 Maple Drive  
Brooks, Alberta**

**MLS # A2248334**



**\$140,000**

<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>	2013 (12 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>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Freezer in laundry room, shed, underground sprinklers

Pride of ownership shines in this well-kept Sunnylea mobile home, offered by the original owner! This bright and welcoming 3-bedroom, 2-bathroom home offers a functional layout and a warm, comfortable feel from the moment you step inside. The spacious living areas are filled with natural light, and the kitchen provides plenty of room for family meals or entertaining friends. Outside, you'll love the beautifully manicured lawn with underground sprinklers and two convenient parking stalls right out front. A back grass laneway offers quick access to the community playground and mailboxes, making daily life a breeze. Affordable and move-in ready, this home is perfect for those looking for comfort, convenience, and a friendly neighbourhood.