



**GRASSROOTS**  
REALTY GROUP

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**57 Maple Drive W  
Brooks, Alberta**

**MLS # A2270983**



**\$150,000**

<b>Division:</b>	Sunnylea		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher

This lovely mobile home is ready for you! Fresh and clean with 3 bedrooms and 2 bathrooms, all you have to do is bring your furniture! There is fresh paint and vinyl plank flooring throughout, new windows and brand new shingles! The large front deck will make the perfect place to enjoy your morning coffee and the double asphalt driveway provides good parking. This home sits on a large corner lot in the Sunnylea Mobile Home Park, Wildrose Garden Estates with lot rent price applicable.