



**328 Lake Stafford Drive
Brooks, Alberta**

MLS # A2290365



\$375,000

Division:	Lakewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,516 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-SD
Foundation:	Pillar/Post/Pier, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is where is

LOCATION, LOCATION, LOCATION!! BACKING ONTO GREENSPACE! Excellent Value for this large BUNGALOW in sought-after Lakewood! You won't want to miss this great home. The BRIGHT and CHEERY layout is filled with natural light throughout. The main floor features a spacious eat-in kitchen and a welcoming living room complete with a cozy FIREPLACE. The large primary bedroom offers an ENSUITE and WALK-IN closet, along with two additional bedrooms and another full bathroom. Convenient main-floor laundry adds to the home's functional design. The FINISHED basement provides even more living space, including a fourth bedroom, a den/office area, a generous family/rec room with ANOTHER FIREPLACE, an additional full bathroom, and plenty of storage. Step outside to enjoy the LARGE BACKYARD, perfect for relaxing or entertaining. The OVERSIZED DOUBLE GARAGE is a mechanic's and hobbyist's dream. Ideally located close to schools, parks, shopping, grocery stores, restaurants, and other amenities. Exceptional value; don't miss out on this fantastic opportunity! **Property is sold as is where is, with no warranties and or representation. **