



**GRASSROOTS**  
REALTY GROUP

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**19 Maple Drive W  
Brooks, Alberta**

**MLS # A2171250**



**\$210,000**

<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>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Off Street, Parking Pad, Paved, Side By Side		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Metal Frame, Silent Floor Joists, Vinyl Siding, Wood Trim	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

This is the ONLY new/never lived in modular home available in Brooks. This three bedroom, two bath home is move in ready. This home was professionally installed, skirted and comes with a warranty. It is conveniently located, and has no neighbors in behind, ensuring quiet times in the yard, and peaceful nights in the thoughtfully placed primary suite. Outside is perfect parking for two cars, and a private yard. A successful buyer will be required to obtain a 12 month lease with the park. Immediate possession available. Short notice showings can be accommodated. Call today for a private showing- this is the only one like it in town.