



GRASSROOTS
REALTY GROUP

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**19 Maple Drive W
Brooks, Alberta**

MLS # A2171250



\$210,000

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Paved, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame, Silent Floor Joists, Vinyl Siding, Wood Trim	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	Electricity Connected
Features:	Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, No Animal Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	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.