

43 Maple Drive
Brooks, Alberta

MLS # A2246936



\$115,000

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	-		
Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	-
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Built-in Features, Open Floorplan		
Inclusions:	Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, existing blinds, large shed, small shed, dog house		

Affordable living with low down payments! Welcome to 43 Maple Drive. This spacious 3 bedroom, 2 bathroom modular home offers comfort, updates and an incredible lot! The primary bedroom features a walk-in closet and a full ensuite, while the open-concept main living area boasts updated laminate flooring and light paint throughout. The kitchen has tons of cabinetry and includes stainless steel appliances, plus a washer and dryer in the laundry room, complete with its own sink. Central air keeps the home comfortable year round. Shingles were replaced approximately 3 years ago. Outside, you’ll love the massive fenced lot backing onto a quiet field, perfect for privacy and relaxation. Enjoy the good sized deck, large & small sheds, dog house, and firepit for outdoor living. Two paved parking stalls in the front add convenience. Affordable living with a great outdoor space…this one is a must see!