

# \$210,000 - 19 Maple Drive W, Brooks

MLS® #A2171250

**\$210,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Mobile on 0.11 Acres

Sunnylea, Brooks, Alberta

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 professional 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.

Built in 2022

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2171250                |
| Price          | \$210,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.11                    |
| Year Built     | 2022                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 19 Maple Drive W |
| Subdivision | Sunnylea         |
| City        | Brooks           |
| County      | Brooks           |
| Province    | Alberta          |
| Postal Code | T1R 1H8          |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected   |
| Parking Spaces | 2   |
| Parking        | Driveway, Front Drive, Parking Pad, Paved, Off Street, Side By Side |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, No Animal Home |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Electric Range, ENERGY STAR Qualified Dishwasher   |
| Heating           | Forced Air, Natural Gas, Central, ENERGY STAR Qualified Equipment  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Few Trees, Level                       |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame, Manufactured Floor Joist, Metal Frame, Silent Floor Joists |
| Foundation        | Piling(s), Wood  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2024 |
| Days on Market | 177               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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