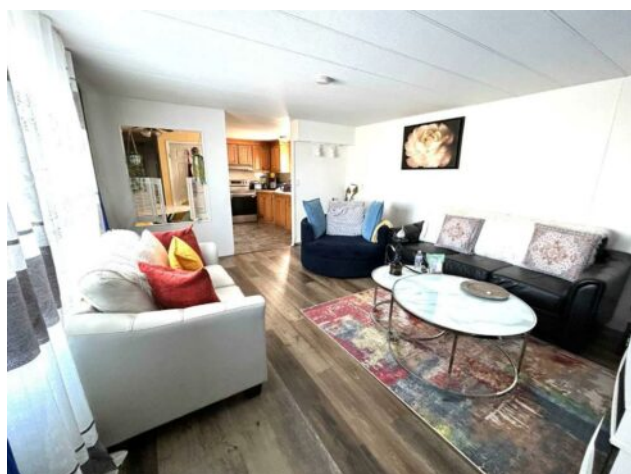


**117 Maple Drive W  
Brooks, Alberta**

**MLS # A2281825**



# \$74,900

<b>Division:</b>	Sunnylea		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Some Window Coverings

Welcome home! This spacious home offers you affordability and comfort. This 4 bedroom, 2 bathroom home has Newer Flooring (2023), Stainless Steel Stove (2023), Hood Fan (2023), an updated Furnace (2020) and Central Air Conditioning Unit (2020), as well as updated Metal Roofing (2013). With 2 primary closets, an ensuite bathroom, a pantry, and a large entry area, this home is sure to please with it's ample storage space. Enjoy the central air-conditioning during the hot Summer months; barbecue on the outside deck or lounge in the yard. This fenced property offers space for every member of your family to enjoy the sunshine. Affordability and Tranquility... Book your showing to view Your New Home today!