

# \$130,000 - 52 Maple Drive W, Brooks

MLS® #A2204757

**\$130,000**

3 Bedroom, 2.00 Bathroom, 1,225 sqft

Mobile on 0.00 Acres

Sunnylea, Brooks, Alberta

Charming 3-Bedroom Manufactured Home with Spacious Yard!

Discover this well-maintained 1996 manufactured home offering 1,225 sq. ft. of comfortable living space. Featuring 3 bedrooms and 2 full bathrooms, this home is perfect for families, first-time buyers, or those looking to downsize.

Step inside to find a bright and inviting living area that flows seamlessly into the kitchen with ample cabinetry, providing plenty of storage for all your cooking essentials. The primary bedroom boasts an FIVE PIECE ensuite bathroom, while the additional two bedrooms are generously sized and share a second full bath. Outside, enjoy the large yard, perfect for gardening, entertaining, or relaxing in the fresh air. The shingles were replaced just two years ago, offering peace of mind for years to come. Located in a welcoming community with easy access to amenities, this home is a must-see! Don't miss your chance! Private showings are just a phone call away !

Built in 1996

## Essential Information

MLS® #	A2204757
Price	\$130,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,225
Acres	0.00
Year Built	1996
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	52 Maple Drive W
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1J2

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Paved

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Vinyl Windows
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Exterior Features	Fire Pit, Private Yard, Rain Gutters
Roof	Asphalt Shingle
Construction	Metal Frame, Vinyl Siding, Wood Frame
Foundation	Piling(s), Wood

### Additional Information

Date Listed	March 22nd, 2025
Days on Market	30

### Listing Details

Listing Office	Royal LePage Community Realty
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