



**24 Lake Stafford Drive E  
Brooks, Alberta**

**MLS # A2317871**



**\$399,000**

<b>Division:</b>	Lakewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Open Floorplan		

**Inclusions:** Custom blinds, 2 metal sheds, beer fridge in 4th level, fridge in garage.

Welcome to this spacious 4-level split offering an impressive living space in one of Brooks’s most established and desirable neighborhoods. From the moment you step inside, you’ll be captivated by the stunning views of Lake Stafford visible right from the front windows, creating the perfect backdrop to enjoy your morning coffee and sunrise. Designed with family living in mind, this spacious home features 4 bedrooms and 3 bathrooms, including three good-sized bedrooms on the upper level. The main floor has an open-concept layout with a spacious kitchen, ample cabinetry, and a grand living room highlighted by large windows that flood the home with natural light. The lower levels provide exceptional additional living space, including a large recreation room perfect for family movie nights, games, or entertaining guests. An additional bedroom and full bathroom offer flexibility for guests, teenagers, or a home office setup. Step outside to enjoy the private backyard complete with a covered deck, ideal for summer barbecues and relaxing evenings. The property also features RV parking, two storage sheds, and plenty of room for children, pets, or future outdoor projects. Built to stand the test of time, this home is finished with durable tin siding and a metal roof, providing both peace of mind and low-maintenance living for years to come. Upgrades include hot water tank replaced in 2020, LVP flooring in livingroom, kitchen and hallways. The attached garage is heated. Homes of this size and quality rarely become available in this mature neighborhood. Offering solid construction, exceptional square footage, and breathtaking lake views, this is the perfect place for your family to create lasting memories. Don’t miss your opportunity—schedule your private viewing today!