



GRASSROOTS
REALTY GROUP

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144 Birch Street W
Brooks, Alberta

MLS # A2323755



\$140,000

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,269 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: TV Wall Mount

Pride of ownership shines throughout this immaculate one owner, 2015 built home that shows like a model! Located in the Wildrose Garden Estates on leased land at a rate of \$610/month. Offering 3 bedrooms and 2 full bathrooms, this thoughtfully designed floor plan provides both comfort and privacy. The spacious primary retreat is uniquely situated at the front of the home and features a large (47.5 sq ft) walk-in closet and a beautiful 4 piece ensuite. The heart of the home is the bright, open concept kitchen and living area where large windows flood the space with natural light. The kitchen boasts a functional island, abundant dark cabinetry, and stylish black and stainless appliances. At the rear of the home, you'll find two additional generously sized bedrooms, a second 4 piece bathroom and a spacious laundry/utility room with ample space for a deep freeze and extra storage. Step outside to enjoy the large wooden deck with maintenance free railings, a fully fenced yard, garden boxes and a private outdoor space perfect for relaxing or entertaining. An added bonus, this home is ideally located directly across the street from the playground, making it a fantastic option for families or anyone who appreciates open green space nearby. Move in ready and exceptionally well cared for this beautiful home is priced to sell and is one you won't want to miss!