



GRASSROOTS
REALTY GROUP

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**53 Maple Drive W
Brooks, Alberta**

MLS # A2332351



\$159,999

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Mixed, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to this wonderfully updated 1998 modular home, where modern charm and cozy comfort meet! Offering 1,216 square feet of bright, airy living space, this move-in-ready property features vaulted ceilings and fresh, modern flooring throughout. The open-concept living room provides an inviting space to entertain or unwind, anchored by a charming electric fireplace that fills the room with warmth. Freshly installed interior doors, stylish new mouldings, and updated ceiling light fixtures brighten every corner, giving the entire home a crisp, contemporary feel, beautifully complemented by dark wood-grain plank flooring. Designed with practical everyday living in mind, this home boasts three comfortable bedrooms and two full four-piece bathrooms, ensuring plenty of space and privacy for everyone. The spacious primary bedroom serves as a true retreat, with its very own 4-piece bathroom, walk-in closet and private electric fireplace for ultimate relaxation. The heart of the home features a stylish and bright kitchen designed for both functionality and effortless entertaining. Crisp white cabinetry is beautifully accented by modern dark hardware with a full-height mosaic tile backsplash. Equipped with a sleek stainless steel appliance package—including a smooth-top electric range. A double-basin sink sits right under a bright window that lets in plenty of natural light, and the open layout flows seamlessly into the dining area. For added convenience, a full washer and dryer set is already in place and ready for your day-to-day needs. Step outside to enjoy a spacious outdoor living setup! The impressive two-tier deck features a vast 9'x45' main level leading down to an expansive 17'x16' lower deck, perfect for summer BBQs, outdoor dining, or simply soaking up the sunshine. The property also offers off-street parking, a handy 8'x8' storage shed for your gear, and durable,

low-maintenance metal skirting. Best of all, with the roof replaced this spring 2026 and all the siding was replaced in the fall of 2025, you can move in with complete peace of mind and start enjoying your new home right away!