



GRASSROOTS
REALTY GROUP

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140 Birch Street
Brooks, Alberta

MLS # A2343707



\$158,900

Division:	Sunnylea		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, See Remarks		

Inclusions: Refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, central air conditioner, existing blinds, shed

EXTENSIVELY RENOVATED & MOVE-IN READY! Welcome to 140 Birch Street, an updated modular home situated on rented land and recently relocated to a larger prime lot overlooking the park. This home offers 3 bedrooms, 2 bathrooms and has undergone an impressive list of interior and exterior improvements, offering a fresh, modern space with many of the major updates already completed. Inside renovations over the past 2 years include; drywall in the living and dining areas, vinyl plank flooring, trim and paint, ensuite bathroom, closet organizers, sinks and faucets, light fixtures and fans, blinds, living room window, washer, dryer, dishwasher and stove. Updated alder kitchen cabinetry done in 2016 and freshly painted in 2026, new hardware, bathroom cabinetry updated in 2020. Hot water tank was replaced in 2020. Furnace, central air serviced (2025) and ducts cleaned (2025). The exterior received extensive improvements in 2026 when the home was moved to its new, larger location overlooking the park. Updates include screw pilings, metal skirting, shingles, fascia and trim, siding on two sides, new drain pipes with heat trace and belly insulation, plus a new deck on screw pilings, fencing and sod. Exterior doors were replaced in 2025. With extensive renovations inside and out and a great location overlooking greenspace, this home offers an affordable opportunity to simply move in and enjoy! Home is situated on rented land. Lot rent to be confirmed by the Buyer. Park Manager approval applies.