



**GRASSROOTS**  
REALTY GROUP

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**19 Eastbrook Drive E  
Brooks, Alberta**

**MLS # A2344140**



**\$284,900**

|                  |                                                                                |               |                  |
|------------------|--------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Eastbrook                                                                      |               |                  |
| <b>Type:</b>     | Residential/Manufactured House                                                 |               |                  |
| <b>Style:</b>    | Modular Home                                                                   |               |                  |
| <b>Size:</b>     | 1,366 sq.ft.                                                                   | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3                                                                              | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parking Pad                                                                    |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                      |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Level, Rectang |               |                  |

**Heating:** Central, Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Pillar/Post/Pier

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-MH

**Utilities:** -

**Inclusions:** All Existing Blinds

Stunning 2020 Modular Home + NO Lot Rent! This 1366 sqft home has been exquisitely and lovingly cared for. As you enter the home, the vaulted ceilings and large windows envelope you with light and tranquility. The contemporary palette of this 2020 home features rich laminate flooring, and modern kitchen cabinets and countertops. Host family gatherings in your spacious open concept great room or enjoy the luxury of your immense primary bedroom and ensuite bathroom. Sip your morning coffee and relish the sunshine in your own private yard. Enjoy the convenience provided with close proximity to schools, shopping, and city amenities. This home exudes charm, functionality, and exquisite features that are sure to delight! Have you been searching for a Newer, Affordable, Spacious home? This is it! Book your showing today!