

# \$140,000 - 38 Maple Drive, Brooks

MLS® #A2248334

**\$140,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Sunnylea, Brooks, Alberta

Pride of ownership shines in this well-kept Sunnylea mobile home, offered by the original owner! This bright and welcoming 3-bedroom, 2-bathroom home offers a functional layout and a warm, comfortable feel from the moment you step inside. The spacious living areas are filled with natural light, and the kitchen provides plenty of room for family meals or entertaining friends. Outside, you'll love the beautifully manicured lawn with underground sprinklers and two convenient parking stalls right out front. A back grass laneway offers quick access to the community playground and mailboxes, making daily life a breeze. Affordable and move-in ready, this home is perfect for those looking for comfort, convenience, and a friendly neighbourhood.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248334  |
| Price          | \$140,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.00      |
| Year Built     | 2013      |
| Type           | Mobile    |
| Sub-Type       | Mobile    |



|        |                         |
|--------|-------------------------|
| Style  | Single Wide Mobile Home |
| Status | Active                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 38 Maple Drive |
| Subdivision | Sunnylea       |
| City        | Brooks         |
| County      | Brooks         |
| Province    | Alberta        |
| Postal Code | T1R 1J2        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air   |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 1                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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