

# \$115,000 - 43 Maple Drive, Brooks

MLS® #A2246936

**\$115,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Sunnylea, Brooks, Alberta

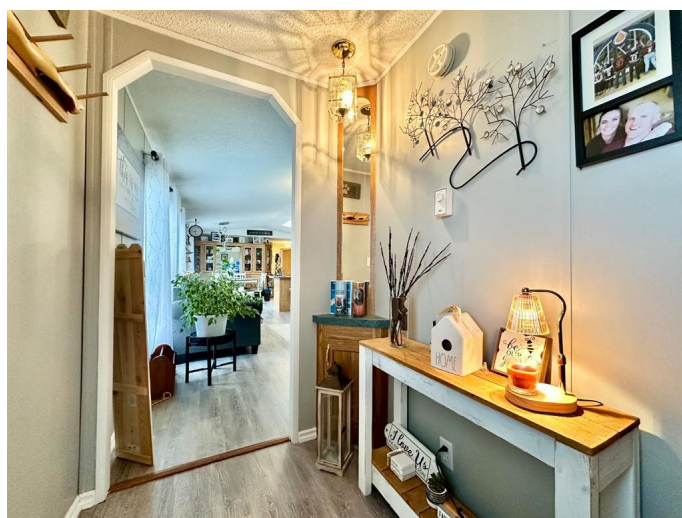
NEW SHINGLES & SIDING to be completed before possession. Affordable living with low down payments! Welcome to 43 Maple Drive. This spacious 3 bedroom, 2 bathroom modular home offers comfort, updates and an incredible lot! The primary bedroom features a walk-in closet and a full ensuite, while the open-concept main living area boasts updated laminate flooring and light paint throughout. The kitchen has tons of cabinetry and includes stainless steel appliances, plus a washer and dryer in the laundry room, complete with its own sink. Central air keeps the home comfortable year round. The furnace and hot water tank are believed to be 2009.

Outside, youâ€™ll love the massive fenced lot backing onto a quiet field, perfect for privacy and relaxation. Enjoy the good sized deck, large & small sheds, dog house, and firepit for outdoor living. Two paved parking stalls in the front add convenience. Affordable living with a great outdoor spaceâ€”this one is a must see!

Built in 1995

## Essential Information

MLS® #	A2246936
Price	\$115,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,216
Acres	0.00
Year Built	1995
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	43 Maple Drive
Subdivision	Sunnylea
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1J2

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Garbage Collection, Sewer Connected
Parking Spaces	2
Parking	Parking Pad, Paved

### Interior

Interior Features	Built-in Features, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Asphalt
Foundation	Block

### Additional Information

Date Listed	August 8th, 2025
Days on Market	52

### Listing Details

Listing Office	Royal LePage Community Realty
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