

# \$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

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. Shingles were replaced approximately 3 years ago.

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, Garbage Collection, Sewer Connected, Water 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	5

### **Listing Details**

Listing Office	Royal LePage Community Realty
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