

# \$170,000 - 30 Lake Stafford Crescent E, Brooks

MLS® #A2244223

**\$170,000**

3 Bedroom, 2.00 Bathroom, 1,376 sqft

Mobile on 0.00 Acres

North End, Brooks, Alberta

This beautifully maintained 16x76 mobile home at 30 Lake Stafford Crescent in Lake Stafford Estates offers affordable living with numerous upgrades.

The home features newer shingles, air conditioner, a high-efficiency furnace, a 50-gallon hot water tank, some new window coverings, fresh paint, and trim. Additionally, there's an 8x20 heated addition. The yard is a private oasis, complete with a covered gazebo, BBQ patio area, a small garden, and lush grass surrounded by perennials.

The lot lease is an exceptional value at \$410 per month, covering water, sewer & garbage pickup. This home is ideal for those looking to downsize, first-time homebuyers, or anyone seeking a quiet and friendly neighborhood with comfort, convenience, and peace of mind. It's also conveniently located close to Highway #1 and within walking distance of restaurants.

All these features truly make this a wonderful place to call home!

Built in 1993

## Essential Information

MLS® # A2244223

Price \$170,000



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,376                   |
| Acres          | 0.00                    |
| Year Built     | 1993                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 30 Lake Stafford Crescent E |
| Subdivision | North End                   |
| City        | Brooks                      |
| County      | Brooks                      |
| Province    | Alberta                     |
| Postal Code | T1R 0P5                     |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|            |                                                                     |
|------------|---------------------------------------------------------------------|
| Appliances | Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                          |
| Cooling    | Central Air                                                         |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 57              |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.