

# \$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	2

### Listing Details

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

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