



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



Main Photo

### Property Description

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!

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Foothills Real Estate*



P: