

\$369,900 - 16 Lake Stafford Drive, Brooks

MLS® #A2086448

\$369,900

4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.15 Acres

North End, Brooks, Alberta

A LOCATION TO LOVE FOR ALL OF THE SEASONS OF YOUR LIFE You might not even know this street as it is quiet, local traffic only & a well secret kept by those who live there. Sitting up high from the street with a private front yard, enjoy Brooks' very best views of Lake Stafford from the wonderful front deck & living room windows. Pride of ownership & meticulous home maintenance are seldom seen at this standard. No maintenance exterior with durable metal siding, attractive brick detail & 30 year shingles. As you step into the generous front entry way, you are greeted by abundant natural light & a spacious yet cozy open plan. Modern kitchen has gorgeous updated cabinets, quartz countertops, pantry with roll outs, lots of deep drawers & newer appliances. Kitchen / living / dining layout is ideal for large gatherings; extend the dining table with all of the leaves & set up the bar & buffet line on the island. Upper level hosts 3 nice sized bdrms; your king sized bed will fit. Nicely renovated ensuite shower bathroom has rich looking tile enclosure with storage alcove. Third level with 2 convenient accesses; one at the back door & one at the front entry. This set up works well for long stay guests & development of private suite. The family room is so warm & inviting; modern natural gas fireplace & slate hearth. Den / office space doubles as a home gym or children's play area. Laundry is conveniently located on 3rd level, just off kitchen & back door. 4th level hosts very large bedroom,



storage & multipurpose space with sink. Winemakers, potters, preservers, crafters & hunters will treasure a dedicated work area. Attached 22 x 22 garage has 220 power & heat. Fenced yard with front underground sprinklers. Back yard has large RV gate, new shed with power & machine door. Home has been painted top to bottom, new flooring, fixtures, trim, doors, updated baths, high efficiency furnace, updated water heater & more. Daily walks on the Lake Stafford walking paths will be your new routine. Take the virtual tour & appreciate the quality workmanship, flexible floorplan & easy ownership that can be yours. Come explore a neighbourhood where people stay for 40 years. This property is priced sharp & good value is apparent in every detail. Don't wait!

Built in 1979

Essential Information

MLS® #	A2086448
Price	\$369,900
Sold Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	16 Lake Stafford Drive
Subdivision	North End
City	Brooks

County	Brooks
Province	Alberta
Postal Code	T1R0P4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Views
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2023
Date Sold	October 19th, 2023
Days on Market	9
Zoning	R-SD
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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