

# \$319,800 - 264 Lake Stafford Drive, Brooks

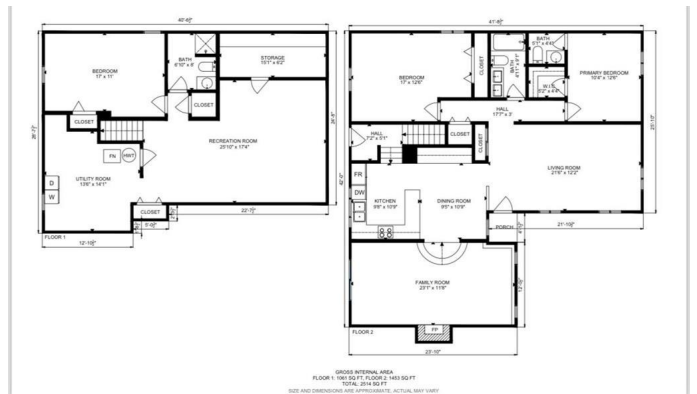
MLS® #A2095173

**\$319,800**

3 Bedroom, 3.00 Bathroom, 1,453 sqft  
Residential on 0.17 Acres

Lakewood, Brooks, Alberta

A LOCATION TO BUY FOR! This well maintained, custom bungalow is waiting for you. It has a million dollar view overlooking Lake Stafford; just steps to the playground, walking paths & year round outdoor enjoyment. A very spacious plan with bright, open formal living room, 270 degrees of sunshine through large windows, main floor family room with attractive brick fireplace, kitchen & eating area. You can see the whole yard & Lake Stafford Park from the kitchen sink. Classic hardwood floor through kitchen & eating area. Abundant cabinets & lots of display room for your china or collectables. Master has just renovated 2 pc ensuite & walk-in closet. The second bedroom has a lake view, is very spacious & would accomodate large furniture easily. Main bath renovation is just completed with double sinks & handsome tile tub surround; this is a wonderful family bathroom! Basement is developed with large rec area, bedroom, bath & lots of storage. Top to bottom electrical inspection has been done, updated plumbing, modern furnace, shingles & both main floor baths. This home has great bones & is the ideal location to invest your ideas for upgrading. It has off street parking with private drive & potential for addition of future front garage. Excellent neighbours too! Don't wait; this is a location that is rarely for sale & never seen at a price like this. Take the virtual tour & picture yourself loving a lifestyle with walking paths, snow shoeing, cross country trails,



biking & a playground that you can see from the back door. QUICK POSSESSION POSSIBLE!

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2095173    |
| Price          | \$319,800   |
| Sold Price     | \$315,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,453       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 264 Lake Stafford Drive |
| Subdivision | Lakewood                |
| City        | Brooks                  |
| County      | Brooks                  |
| Province    | Alberta                 |
| Postal Code | T1R 0L7                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 1                                                             |
| Parking        | Concrete Driveway, None                                       |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Built-in Features                                 |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove |
| Heating           | Forced Air, Natural Gas                           |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Family Room, Gas |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden                           |
| Lot Description   | Landscaped                       |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2023 |
| Date Sold      | December 22nd, 2023 |
| Days on Market | 27                  |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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