

# \$420,000 - 328 Lake Stafford Drive E, Brooks

MLS® #A2186336

**\$420,000**

4 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.20 Acres

NONE, Brooks, Alberta

Don't miss out on this opportunity to own an affordable family home on Lake Stafford Drive. The large, private, fenced yard is sure to give you hours of "fun in the sun", a great space to entertain or to just relax on the deck. The home is a generous size providing for spacious rooms throughout. The kitchen is open to the bright dining room with a patio door that will host any large family dining suite. There are plenty of cupboards and counters for meal prep and pantry space to keep all of your kitchen supplies neatly tucked away. The living room is full of natural light too and has a natural gas fireplace to keep you warm on those chilly winter evenings. The master bedroom will allow for a king bed and has ample closet space along with a 3 piece en-suite. There are 2 additional bedrooms, a 4 piece bathroom and main floor laundry tucked away in the hall closet to complete the upper level of the home. Downstairs has a spacious family room with the 2nd gas fireplace and a bonus area for a gym, gaming space or playroom. There is also the over-sized 4th bedroom, office/computer room with storage, a 4 piece bathroom, separate room and the utility room which also provides extra storage. The property has a 26 x 26 garage allowing extra space for the hobbyist of the family. There is plenty of additional off street parking as well. Notable improvements to the home include laminate flooring in the upper, main living spaces, new carpet downstairs, fresh modern paint and some updates to the main



and lower bathrooms. Have a look today and  
GET MOVING IN THE RIGHT DIRECTION!

Built in 1978

### Essential Information

MLS® #	A2186336
Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,560
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	328 Lake Stafford Drive E
Subdivision	NONE
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0L9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many Trees, Private
Roof	Metal
Construction	Mixed
Foundation	Pillar/Post/Pier, Poured Concrete

## Additional Information

Date Listed	January 8th, 2025
Days on Market	168
Zoning	R-SD

## Listing Details

Listing Office	Harvest Real Estate
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