

# \$425,000 - 311 Lake Stafford Drive E, Brooks

MLS® #A2236513

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.15 Acres

Lakewood, Brooks, Alberta

Welcome to 311 Lake Stafford Drive ! This 4 bedroom, 2 bath, quality crafted 4 Level-Split is located on a beautiful quiet, street in a remarkable neighbourhood! With over 2316 sq ft of immaculate, developed space, this home is one of a kind. Let's start on the main floor... Open the doors to this beautiful home into the bright living room. With gleaming hardwood floors leading into the dining area and kitchen, everything about it is shiny and crisp. The kitchen features a large island, handsome, dark cabinetry, stainless steel appliances and a window looking over the kitchen sink to the beautiful back yard. The upper floor features the primary bedroom, plus 2 bedrooms and the main bathroom, with a Jack & Jill entry. Retreat downstairs to enjoy quiet, cozy nights in the family room on the lower level that also features the fourth bedroom and wet bar. A separate entry from outside makes this floor easily accessible for guests, for ease to and from the garage or has great potential to turn into a suite. Highly functional, it also includes a bathroom and separate laundry area. The basement has not been finished, but has drywalled rooms with utilities and is currently being used as storage. This space could easily house 2 more bedrooms. Enjoy 2 XL concrete driveways in the back for off street/RV parking and a double detached, heated garage. Also featured - central air conditioning, a big private yard, nearby parks, walking paths, Lake Stafford and so much more! This property is a great find! Get it before it's gone!!



Built in 1979

## Essential Information

MLS® #	A2236513
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	311 Lake Stafford Drive E
Subdivision	Lakewood
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0L9

## Amenities

Parking Spaces	8
Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Corner Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	12
Zoning	R-SD

## Listing Details

Listing Office	Real Estate Centre
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