

\$475,000 - 9 Fairview Crescent E, Brooks

MLS® #A2191700

\$475,000

4 Bedroom, 3.00 Bathroom, 1,181 sqft
Residential on 0.16 Acres

Fairview, Brooks, Alberta

Welcome to 9 Fairview Cres E! This 4 bedroom, 3 bath, quality crafted 4 Level-Split is located in a quiet, established crescent 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 granite countertops, mocha stained maple cabinetry, stainless steel appliances and a window looking over the kitchen sink to the beautiful back yard. The upper floor features the primary suite (including walk in closet and 3 pc ensuite), plus 2 bedrooms and the main bathroom. Retreat downstairs to enjoy quiet, cozy nights by the gas fireplace in the family room on the lower level. A separate entry from outside makes this floor easily accessible for guests, or to ease to and from the garage. Highly functional, it also includes a bathroom and separate laundry room. The basement hosts the 4th bedroom/flex room, storage room, utility room and abundant extra storage in the crawl space. Enjoy the double concrete driveway in the back for off street/RV parking and a double detached, heated garage. Also featured - central air conditioning, a maintenance free deck, brick patio, big private yard, underground sprinklers, nearby parks, walking paths, Lake Stafford and so much more! This property is a great find! Get it



before it's gone!!

Built in 1981

Essential Information

MLS® #	A2191700
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,181
Acres	0.16
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9 Fairview Crescent E
Subdivision	Fairview
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0N1

Amenities

Amenities	RV/Boat Storage
Parking Spaces	4
Parking	Concrete Driveway, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Freezer, Water Softener

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Sprinklers, Views, Fruit Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	40
Zoning	R-SD

Listing Details

Listing Office	Real Estate Centre
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