# \$429,900 - 100 Fairview Avenue, Brooks

MLS® #A2200778

#### \$429,900

4 Bedroom, 2.00 Bathroom, 1,439 sqft Residential on 0.20 Acres

Fairview, Brooks, Alberta

Here it is! A well maintained Bungalow in desirable Fairview backing onto Park & Greenspace leading to Lake Stafford!

Welcome to this beautifully maintained bungalow in the sought after Fairview neighborhood! This home offers a spacious and functional layout, perfect for families or those who love to entertain.

Step inside to find a bright and inviting living room, a dedicated dining area, and a large kitchen with painted white and grey cabinetry, a movable island, a recently added coffee bar with wine fridge, additional cabinetry and a walk-in pantry that houses an extra fridge and ample storage.

The main floor boasts 3 comfortable bedrooms and a well appointed 4pce bathroom.

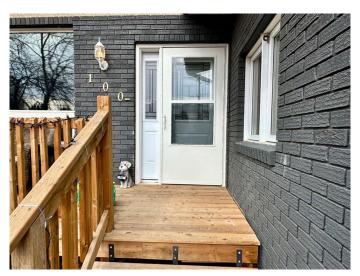
Downstairs, you'II find a cozy family room with a dry bar and a 2nd wine fridge, a huge bedroom, spacious bathroom, laundry room, cold storage, and an oversized utility/storage room.

Outside, the large landscaped yard with underground sprinklers (EID Irrigation water) is a private retreat with mature trees, shed (2024), greenhouse (2024), and direct access to City Park and Lake Stafford, an ideal setting for those who love the outdoors!

Additional highlights include a single attached







garage, a concrete driveway for extra parking, new shingles (Sept 2024), several vinyl windows replaced (2023), new front door (Oct 2024), new front deck (2023) and back decks (2022/2023). New furnace is being installed March 2025.

This charming bungalow is move-in ready and waiting for its next owner. Don't miss your chance to call this Fairview gem home! Call your agent today to schedule a private viewing.

Built in 1987

#### **Essential Information**

MLS® # A2200778 Price \$429,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,439

Acres 0.20 Year Built 1987

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 100 Fairview Avenue

Subdivision Fairview
City Brooks
County Brooks
Province Alberta
Postal Code T1R0N6

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 3

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Jetted Tub, Kitchen

Island, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows,

Dry Bar

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Wine

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Other

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, Rectangular Lot, See Remarks, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Other

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 10th, 2025

Days on Market 25

Zoning R-SD

### **Listing Details**

Listing Office Royal LePage Community Realty

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