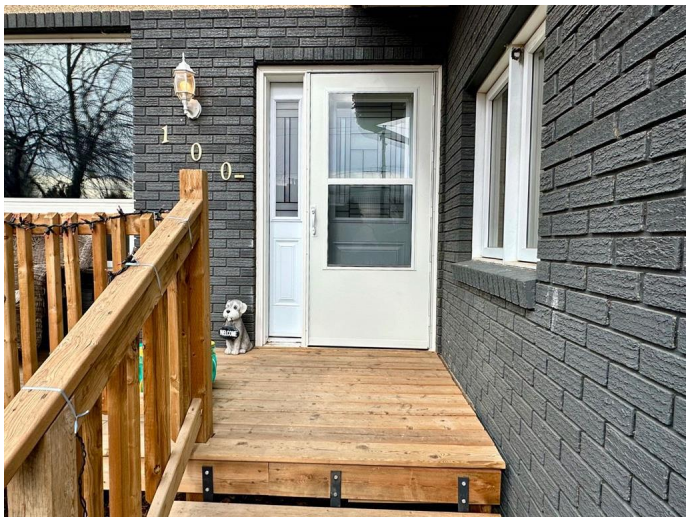
$429,900 - 100 Fairview Avenue, Brooks

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, youâ€™ll 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. Donâ€™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	Single Garage Attached, Parking Pad
# 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	40
Zoning	R-SD

Listing Details

Listing Office	Royal LePage Community Realty

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