

\$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!

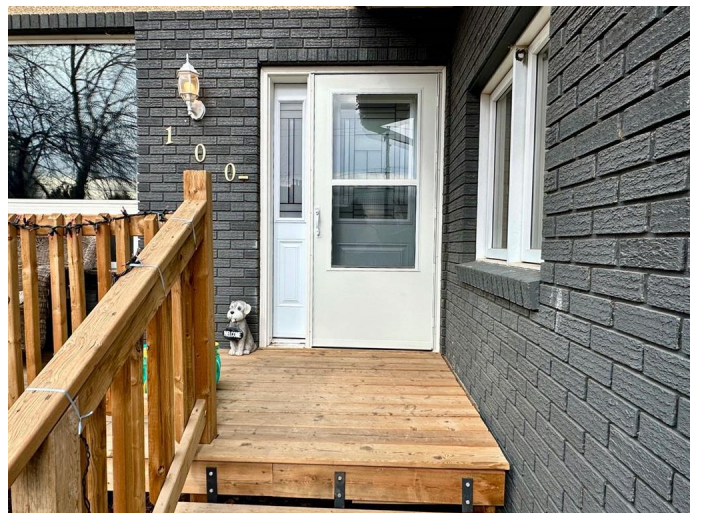
Welcome to this beautifully maintained bungalow in the sought after Fairview neighborhood! This home offers a spacious and functional layout, perfect for families or those who love to entertain.

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. 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 | 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

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|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 29 |
| Zoning | R-SD |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Royal LePage Community Realty |
|----------------|-------------------------------|

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