

# \$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.

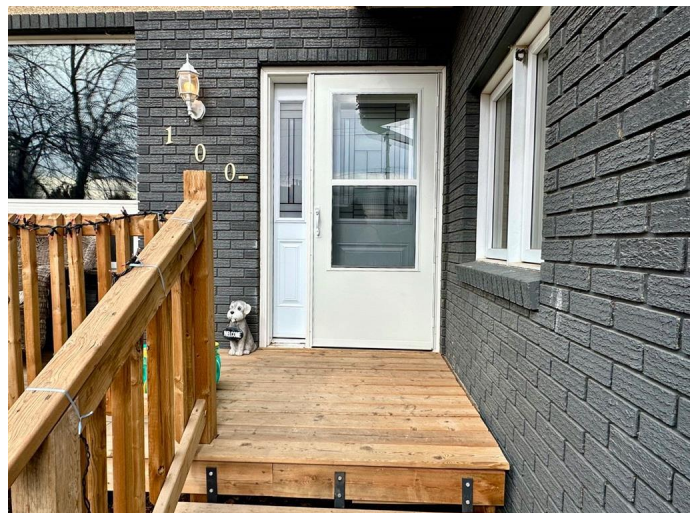
Step inside to find a bright and inviting living room, a dedicated dining area, and a large kitchen with painted white and grey cabinetry, a movable island, a recently added coffee bar with wine fridge, additional cabinetry and a walk-in pantry that houses an extra fridge and ample storage.

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 | 54               |
| Zoning         | R-SD             |

## Listing Details

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

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