# \$449,000 - 7 Fairview Close E, Brooks

MLS® #A2230007

### \$449,000

3 Bedroom, 2.00 Bathroom, 1,800 sqft Residential on 0.18 Acres

Fairview, Brooks, Alberta

Welcome to this large and inviting three-bedroom home located on one of Fairview's most sought-after and peaceful streets. Boasting bright, open living spaces and multiple family rooms, this home offers a perfect blend of comfort and versatility for growing families or those who love to entertain.

The main floor has been professionally painted a welcoming shade, and features generous natural light, creating a warm and welcoming atmosphere throughout. The spacious kitchen, dining, and living areas flow seamlessly, providing the ideal layout for everyday living. The primary suite has an attached ensuite and walk in closet, with two good sized guest rooms just down the hall.

Enjoy the convenience of a heated, attached two-car garage and the peace of mind that comes with a newer roof and a recently updated fence deck and garage door. The private backyard is a quiet retreatâ€"perfect for relaxing or hosting outdoor gatherings. While the basement remains undeveloped, it offers a fantastic opportunity to customize the space to suit your needs, whether as a rec room, home office, or additional living space. It offers extensive storage and is pluming ready for your unique housing dreams.

Don't miss this rare opportunity to own a well loved home that is ready for a new chapter. This home maintained home in an established neighborhood known for its





tranquility and community feel. A true gem in Fairview!

### Built in 1991

### **Essential Information**

MLS® # A2230007 Price \$449,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,800 Acres 0.18 Year Built 1991

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

### **Community Information**

Address 7 Fairview Close E

Subdivision Fairview
City Brooks
County Brooks
Province Alberta
Postal Code T1R0N7

### **Amenities**

Parking Spaces 5

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Heated Garage, Off Street

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home,

Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Rain Gutters, Storage

Lot Description Back Lane, Back Yard, Cit

Lawn, Low Maintenance

Lighting, Corners Marked, Interior Lot, Underground Sprinklers, Yard

Drainage

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Manufactured Floor Joist

Foundation Wood

### **Additional Information**

Date Listed June 11th, 2025

Days on Market 5

Zoning R-SD

## **Listing Details**

Listing Office Royal LePage Community Realty

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