

# \$348,500 - 39 Fairview Avenue E, Brooks

MLS® #A2229845

## \$348,500

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.30 Acres

Fairview, Brooks, Alberta

Have you been looking for your very own oasis inside the city limits? Look no further! This gem won't last long on one of the largest lots in Brooks - 0.30 acres! Timeless, Warm, and Inviting- it will impress you with it's thoughtfully planned updates. This air conditioned home has been lovingly cared for with updated vinyl windows, siding, kitchen cabinets, backsplash, light fixtures, and laminate flooring. The main floor host a sizeable living room, kitchen, dining room, full bathroom, and a bedroom. The second floor host 2 large bedrooms with plenty of room for a king size bed, plus lots of additional storage space. The basement has a finished family room, an unfinished laundry area, unique storage cabinetry and workbench, and a shower area that is ready for the development of another bathroom. Tranquility and Space- You can have it all with this home. With the expansive 0.30 acre lot, your options are only limited by your imagination. Book your showing to see this gem today!

Built in 1947

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229845  |
| Price      | \$348,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,217             |
| Acres          | 0.30              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 39 Fairview Avenue E |
| Subdivision | Fairview             |
| City        | Brooks               |
| County      | Brooks               |
| Province    | Alberta              |
| Postal Code | T1R 0N8              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Chandelier, No Smoking Home, See Remarks, Storage, Vinyl Windows, French Door, Laminate Counters |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                  |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other, Private Yard, Private Entrance  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, City Lot, Few Trees, Interior Lot, Level, Private, Seasonal Water |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |
| Zoning         | R-SD           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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