\$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

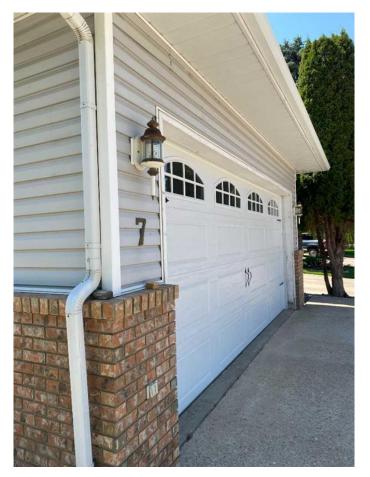
Welcome to this large and inviting three-bedroom home located on one of Fairview's most sought-after and peaceful streets. Boasting bright, open living spaces and multiple family rooms, this home offers a perfect blend of comfort and versatility for growing families or those who love to entertain.

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
Туре	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 Parking	5 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	1	
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	
Deef	Drainage	
Roof	Asphalt Shingle	
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist	
Foundation	Wood	

Additional Information

Date Listed	June 11th, 2025
Days on Market	6
Zoning	R-SD

Listing Details

Listing Office Royal LePage Community Realty

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