

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

MLS® #A2230007

## \$449,000

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

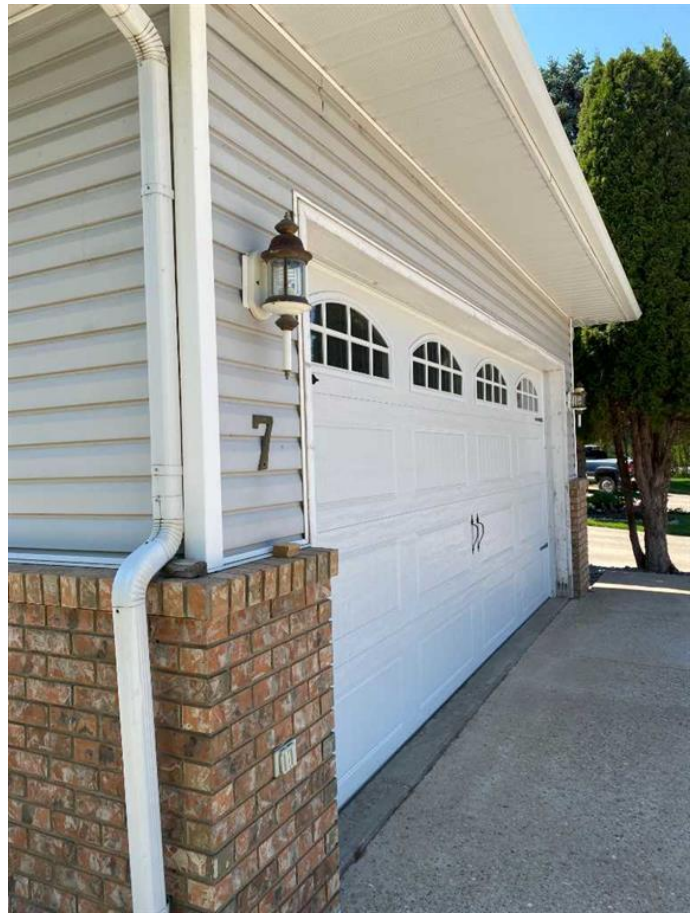
Fairview, Brooks, Alberta

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 retreat—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 plumbing 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	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Interior Lot, Landscaped, Large Shaped Lot, Street Lighting, Underground Sprinklers, Yard Drainage
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding, Wood Frame
Foundation	Wood



## Additional Information

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

## Listing Details

Listing Office	Royal LePage Community Realty
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