



GRASSROOTS
REALTY GROUP

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**100 Fairview Avenue E
Brooks, Alberta**

MLS # A2307364



\$469,500

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,458 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Kitchen Appliances, Washer/Dryer, Freezer, Window Coverings, Central A/C, EGDO & Remote, Central A/C, Central Vac, Underground Sprinklers

Set in a truly spectacular location in Brooks, this 1987, 4 bedroom, 2 bath home offers the perfect blend of privacy, nature, and everyday convenience. Backing onto the beautiful Lake Stafford, park and playground, you will enjoy the views, towering park trees, walking paths, and peaceful setting right outside your door. 100 Fairview Avenue features a bright and functional layout with generous living spaces designed for comfort. The large windows bring in natural light and showcase the surrounding landscape, while the main living areas flow nicely for both everyday living and entertaining. The kitchen offers ample cabinetry and workspace, with its modern touch and charm. Easy access to the dining area and an office that could easily make a modern Chef's Pantry. The primary bedroom is an ideal size, with bedrooms 2 & 3 all conveniently on the main floor. The basement offers its own relaxing space, enjoy the neutral tones, brand new flooring, family room, home office, bedroom 4 and a bright updated finished laundry room, which could be converted into bedroom 5. Storage is not an issue in this house, check out everything that you can tuck away in the 2 storage rooms. Step through the sunroom at the back of the home into a lush, beautifully landscaped backyard. Enjoy the tiered decks, added storage, and a gate that opens directly to the playground—perfect for families or those who love outdoor living, and total privacy. This home has already been updated for its new owners, for anyone looking to just move in and enjoy you will not be disappointed: beautiful updated flooring (NO carpet), outside LED lighting, updated fan and light fixtures, furnace, shingles, eavestroughs, downspouts, front door, windows and decks! There is also underground sprinklers (with seasonal EID water!!!!), chain link fence, attached garage, central A/C and central vac. This is a rare

opportunity to own a home in a highly desirable setting with incredible views and a lifestyle that is hard to find... don't miss out!