# \$664,500 - 79 Fairview Way E, Brooks

MLS® #A2218170

# \$664,500

4 Bedroom, 3.00 Bathroom, 2,356 sqft Residential on 0.22 Acres

Fairview, Brooks, Alberta

Welcome to 79 Fairview Way E, located in one of the most desirable areas of our beautiful city!! This executive 4 level split property has it all, grabbing your attention with its incredible curb appeal. Highlighting the long list of features is the bells and whistles, including an attached heated double garage, central air conditioning, a gorgeous back yard with sun room, hot tub, patio, powered RV parking and so much more! Coming into this gorgeous home, you are greeted by gleaming hardwood floors, bright, large windows and vaulted ceilings. The main floor features a spacious living room, a central office area, wonderfully oversized kitchen and dining room. Vaulted ceilings accompany you to the 2nd floor, featuring 3 bedrooms (including the primary) and the main bathroom. The primary suite is a dream, featuring a walk in closet and a great 3 piece bathroom with shower. The lower level is super functional; a large family room to cozy up by the wood burning fireplace, laundry, 2 piece bathroom, huge walk in storage closet and garage access!! Bedroom #4 is quietly tucked away downstairs, along with a recreation room complete with pool table, utility room and a HUGE storage area. Enjoy the front yard and neighbourhood from the Trex deck and spend all of your time out back relaxing and enjoying your surroundings!! The hot tub, stamped concrete patio area, luscious landscaping and mature trees make this back yard its very own retreat. Fairview is a highly sought location in Brooks. Surrounded







by beautiful homes and down the road from the beautiful Lake Stafford, this neighbourhood is 5 Stars!

#### Built in 1987

## **Essential Information**

MLS® # A2218170 Price \$664,500

Bedrooms 4

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,356 Acres 0.22 Year Built 1987

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 79 Fairview Way E

Subdivision Fairview
City Brooks
County Brooks
Province Alberta
Postal Code T1R 0N6

#### **Amenities**

Parking Spaces 7

Parking Parking Pad, Additional Parking, Alley Access, Asphalt, Boat, Double

Garage Attached, Driveway, Heated Garage, Off Street, RV

Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Chandelier, French Door, Granite Counters, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Storage,

Walk-In Closet(s), Built-in Features, Closet Organizers, Central Vacuum,

Vaulted Ceiling(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Window Coverings,

Central Air Conditioner, Bar Fridge, Gas Stove, Range Hood,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Private Entrance, RV Hookup, Storage

Lot Description Back Yard, See Remarks, Back Lane, Lawn, Landscaped, Private,

Rectangular Lot, Street Lighting, Underground Sprinklers

Roof Asphalt Shingle
Construction Vinyl Siding, Brick

Foundation Poured Concrete

#### Additional Information

Date Listed May 8th, 2025

Days on Market 174

Zoning R-SD

### **Listing Details**

Listing Office Real Estate Centre

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.