

# \$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 Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, City Lot, Interior Lot, Seasonal Water
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	R-SD

### **Listing Details**

Listing Office	RE/MAX Main Street Realty
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