

# \$675,000 - 79 Fairview Way E, Brooks

MLS® #A2218170

**\$675,000**

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	\$675,000
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	Additional Parking, Alley Access, Asphalt, Double Garage Attached, Driveway, Heated Garage, Off Street, Parking Pad, RV Access/Parking, Boat
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal
-------------------	--

	Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
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 Entrance, Private Yard, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	31
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.