



**5 Fairview Crescent E
Brooks, Alberta**

MLS # A2280392



\$447,900

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|------------------|---|---------------|-------------------|
| Division: | Fairview | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 1,667 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Metal, Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Composite Siding | Zoning: | R-SD |
| Foundation: | Wood | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), No Smoking Home | | |

Inclusions: Window Blinds, Underground Sprinklers (as is), Central Vac & Attachments (as is), TV Wall Mounts

Welcome to this beautifully maintained and thoughtfully updated home, located in one of Brooks' most highly desired neighbourhoods. This clean, bright 3 bedroom, 3 bathroom property offers a functional layout, timeless finishes and the peace of mind that comes with extensive recent improvements. The home features new flooring and fresh paint, trim, baseboards and interior railings, creating a light and inviting atmosphere. All bathrooms have seen updates adding a crisp, modern touch. Comfort and convenience are enhanced with a new thermostat and doorbell, while the kitchen has been refreshed with a new stove and range hood. Additional updates include new glass in two windows, a new overhead garage door, and new drywall in the garage. Outside, enjoy a new fence and a shed with all new shingles and siding on the west side, providing practical and attractive storage. For added buyer confidence, a pre-listing home inspection has been completed, making this a truly move-in-ready opportunity in an excellent location. A well-cared for home with meaningful updates in a prime setting. 5 Fairview Crescent is ready to welcome its next owners.