



**71 Fairview Avenue E  
Brooks, Alberta**

**MLS # A2299677**



**\$389,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,311 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Standard Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** n/a

Welcome to 71 Fairview Avenue, perfectly located in the heart of Fairview. Situated on a spacious corner lot, this home offers easy access to nearby schools, shopping, playgrounds, and the walking paths around Lake Stafford. This well-maintained four level split is fully developed and offers a functional layout with room for the whole family. The bright and inviting main floor features large windows, filling the space with natural light, and an open concept design with a generous living and dining area. The kitchen offers plenty of cabinetry and counter space and convenient access to the spacious deck that wraps around to the backside of the house. A two piece bathroom completes the main level. Upstairs you'll find three large bedrooms and a five piece bathroom, perfect for family living. The lower level includes a spacious family room, laundry area, and direct access to the attached heated garage. The basement adds even more living space with an additional family room, a fourth bedroom, a three piece bathroom, and cold storage. Outside, enjoy a mature, tree lined yard with underground sprinklers connected to EID seasonal water, an RV parking pad, and a storage shed. This home has been meticulously maintained and cared for. If you're looking for a great family home, this one is definitely worth a look!