

# \$329,900 - 39 Fairview Avenue E, Brooks

MLS® #A2229845

**\$329,900**

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      | \$329,900 |
| Sold Price | \$317,000 |
| 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         | Sold              |

### 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, French Door, Vinyl Windows, Laminate Counters, No Smoking Home, See Remarks, Storage |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Microwave Hood Fan, Stove(s)                  |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Partially Finished                                                                                         |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Other, Private Entrance                                                                                                  |
| Lot Description   | Rectangular Lot, Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn, Landscaped, Level, Private, Seasonal Water |
| Roof              | Asphalt                                                                                                                                |
| Construction      | Vinyl Siding                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | July 3rd, 2025      |
| Date Sold      | September 6th, 2025 |
| Days on Market | 65                  |
| Zoning         | R-SD                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Main Street Realty |
|----------------|---------------------------|

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.