

# \$369,900 - 11 Fairview Avenue W, Brooks

MLS® #A2181855

**\$369,900**

4 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.42 Acres

Fairview, Brooks, Alberta

THE POSSIBILITIES ARE ENDLESS!..Have you been dreaming of a place to store ALL your equipment, vehicles, tools, etc. LOOK NO FURTHER! This unique property provides endless possibilities. Let's start with the Heated, 70' x 30' oversized GARAGE, cinderblock walls, concrete floors, with 4' overhead doors!..any persons dream space. A huge storage yard completes the package. The charming, one of a kind, character home showcases original timeless cabinets, arched doorways, custom stone faced wall that beautifully frames the wood burning stove, illuminated ceiling lighting, updated main floor bathroom, 4 Good Sized Bedrooms & 2 Bathrooms. In addition, you'll discover a wonderful private courtyard with solid cinder block walls, concrete table with seating, & custom exterior fireplace. UPDATES: Furnace (2yrs), New Egress Basement Windows, Updated 100amp Panel Box, Shingles (1yr) on the house

Built in 1949

## Essential Information

MLS® #	A2181855
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,171



Acres	0.42
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11 Fairview Avenue W
Subdivision	Fairview
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 0N9

### **Amenities**

Parking Spaces	4
Parking	Off Street, RV Access/Parking, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Floor Furnace, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Other
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Other, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	December 6th, 2024
Days on Market	145
Zoning	R-SD

**Listing Details**

Listing Office	CIR REALTY
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