

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

### **Exterior**

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

### **Additional Information**

Date Listed December 6th, 2024

Days on Market 119

Zoning R-SD

### **Listing Details**

Listing Office CIR REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.