

# \$289,900 - 13 Fairview Park Lane W, Brooks

MLS® #A2263773

**\$289,900**

1 Bedroom, 1.00 Bathroom, 1,008 sqft

Single Family on 0.07 Acres

Fairview, Brooks, Alberta

Unit 13 â€“ Fairview Village - Beautifully maintained condo located in the sought-after 50+ community of Fairview Village, backing onto Fairview Park. This bright, open-concept home features a spacious kitchen/dining area with ample counter space, and direct access to a large rear deckâ€”perfect for relaxing or watching the grandkids play. The large living area offers vaulted ceilings, a natural gas fireplace, bay window, and two skylights. The south facing front porch adds an extra exterior space to sit outside and enjoy the beautiful sunny days. The primary bedroom accommodates a king-size bed and additional furniture with ease. The main floor bathroom is comfortably sized, and fitted blinds are installed throughout the main level. Enjoy the convenience of main floor laundry, central air, central vacuum, and an unspoiled basement ready for development to your specifications. The attached garage offers direct entry into the home. Lawn care, exterior maintenance, and snow removal are included in the condo fees. This is a rare opportunity to own in a well-cared-for adult community with a park-like setting! (id:6289)

Built in 1999

## Essential Information

**Listing #** A2263773

**Price** \$289,900



Bedrooms	1
Bathrooms	1.00
Square Footage	1,008
Acres	0.07
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

### Community Information

Address	13 Fairview Park Lane W
Subdivision	Fairview
City	Brooks
Province	Alberta
Postal Code	T1R1G9

### Amenities

Features	Cul-de-sac
Parking Spaces	2
Parking	Attached Garage, Concrete
# of Garages	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### Exterior

Exterior	Concrete
Exterior Features	Landscaped, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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