

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

MLS® #A2263773

\$289,900

1 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential 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!

Built in 1999

Essential Information

MLS® #

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Price	\$289,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	13 Fairview Park Lane W
Subdivision	Fairview
City	Brooks
County	Brooks
Province	Alberta
Postal Code	T1R 1G9

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Side, Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	4
Zoning	R-HD

Listing Details

Listing Office	CIR Realty
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