11211 109 Avenue Close
Fairview, Alberta

MLS # A2218793

$234,900

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	1,122 sq.ft.
Age:	1980 (45 yrs old)
Beds:	5
Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached
Lot Size:	0.18 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Composite Siding, Concrete, Mixed, Wood Siding	**Zoning:**	R-!
Foundation:	Wood	**Utilities:**	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions:	N/A

REDUCED-Motivated seller-Escape the bustle without sacrificing convenience in this exceptional family home, nestled on a quiet, no-through-traffic avenue. Boasting five bedrooms and abundant living space, this property offers the perfect blend of practicality and comfort. The heart of the home is a well-appointed, practical kitchen that seamlessly flows into the dining area. Step directly onto the expansive back deck with a pleasant view – ideal for outdoor dining and entertaining. Relax and unwind in the large, private living room, bathed in natural light. The main level features three bedrooms, a 3-piece bathroom, and a convenient 2-piece ensuite in the primary bedroom. Downstairs, you'll find two additional bedrooms, a 3-piece bathroom, and a generous family room perfect for movie nights and gatherings. Enjoy ultimate relaxation in your own private hot tub room. Benefit from ample storage space, a single detached garage, back alley access, and both front and rear parking. The fully fenced backyard, complete with a firepit, provides a safe and inviting space for children and pets to play. Take advantage of the nearby walking trails for a healthy dose of exercise. This is more than just a house; it's a place to call home. Schedule your private viewing today and experience the serenity and space this exceptional property offers.