

11211 109 Avenue Close
Fairview, Alberta

MLS # A2218793



\$224,900

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|-----------|--|--------|-------------------|
| 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 | | |

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|-------------|--|------------|-----|
| 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-1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Separate Entrance, Vinyl Windows | | |

Inclusions: N/A

Looking for something affordable? Check out this greatly reduced price point! - 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.