

11417 106 Avenue N

Fairview, Alberta

MLS # A2048238



\$359,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Silent Floor Joists, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		
Inclusions:	None		

Greatly reduced, a rare opportunity. A retirement paradise or home for a younger family. Large living room with a gas fireplace and hardwood flooring designed with entertaining in mind. Master bedroom with a full bathroom and 2 closets (1 walk-in), and a guest bedroom, another full bath upstairs. Large laundry room upstairs w/sink/closet and broom closet. Offers a bright kitchen w/island and ample custom-made cabinets w/under-cabinet lighting. Fully finished basement c/w guest bedroom, f/bathroom, office w/built-in safe, family room w/gas heater, storage rooms. Double attached garage, finished, heated, shelving, overhead door. Irrigated front lawn. Two-tiered deck with under floor storage, and privacy wind walls. Top deck with inserts to cut 75% of the sun. Natural gas bbq hook-up. Raised garden with some perennials. Garden shed. RV parking and a workshop finished, heated, shelving, overhead door. It doesn't get any better.