



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11500 112 Ave.  
Fairview, Alberta**

**MLS # A2216443**



**\$245,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,093 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Irregular Lot, Lands		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

REDUCED PRICE-Seller is motivated-Nestled in an excellent location, this beautifully designed bi-level home offers the perfect blend of comfort, practicality, and spacious living. Step inside and be greeted by a bright, naturally lit living room featuring a vaulted ceiling that amplifies the sense of openness. The semi-open concept flows seamlessly into a practical kitchen boasting ample cupboard space, making organization a breeze. Enjoy convenient access to the back deck directly from the dining room &ndash; perfect for outdoor dining and entertaining. This home offers a spacious laundry/utility room combination, making household chores a breeze. Stay cozy year-round with efficient in-floor heating. Outside, a huge yard beckons with endless possibilities. Imagine creating your dream garden, building a spacious garage, and enjoying complete privacy with no neighbors behind. Don't miss the opportunity to make this exceptional property your forever home. Contact your favorite realtor to schedule a viewing!