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## 11211 109 Avenue Close Fairview, Alberta

MLS # A2218793



\$219,900

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

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

Features: Separate Entrance, Vinyl Windows

Inclusions: N/A

Looking for something affordable? CHECK OUT THIS GREATLY REDUCED HOUSE! - 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.