



GRASSROOTS
REALTY GROUP

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11336 110 Avenue Crescent
Fairview, Alberta

MLS # A2223025



\$359,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Boat, Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Don't miss this beautifully updated 5 bedroom 3 bathroom bi-level home tucked away on a quiet street in Fairview. Situated on 1.5 spacious lots, this property offers exceptional functionality with a 21x23 attached garage and a 16x30 heated detached garage, complete with its own separate driveway—perfect for extra parking, storage, or a workshop. Inside, the home features a bright, open-concept layout ideal for both daily living and entertaining. The updated kitchen with new stainless steel appliances offers plenty of cabinet space and flows seamlessly into a wide, welcoming living room filled with natural light. A convenient main floor laundry area leads to a fully enclosed 10x10 sunroom, providing a cozy retreat year-round. The main floor includes three generously sized bedrooms, a full 4-piece bathroom, and the large primary bedroom has a walk-in closet and private 2-piece ensuite. Downstairs, the fully developed basement offers even more living space, boasting a massive open rec room, two additional bedrooms, another full bathroom, and ample storage throughout. Recent updates include new flooring and paint (2016–2017), 5 new appliances, shingles on the house and both garages (2018), and brand-new steps and railing to the sunroom. With its abundant space, thoughtful layout, and impressive garage setup, this home is a rare find. Book your showing today!