



GRASSROOTS
REALTY GROUP

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11405 110 Avenue Crescent
Fairview, Alberta

MLS # A2230223



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,606 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions:	Kitchen Island (moveable)
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Beautifully Maintained 4-Level Split in Fairview! This fully developed home offers spacious living across four levels, featuring 4 bedrooms and 2 bathrooms. Upon entry, you're welcomed by a generous foyer with a large coat closet. The kitchen comes complete with all appliances, a moveable island, and two designated dining areas — ideal for hosting and everyday family living. Upstairs you'll find three bedrooms including the primary suite with a private 4-piece ensuite. The third level showcases a large family room, the second full bathroom with laundry, and access to a stunning 4-season sunroom with a dual-sided fireplace shared with the living room. The basement offers a cozy rec room with a wet bar — perfect for entertaining or creating your own man cave — as well as the fourth bedroom and ample storage, including a cold room and utility room with 2 newer hot water tanks and a newer furnace. Home is prepped for central vacuum re-installation. Enjoy beautiful natural light from the abundance of windows and updated vinyl plank flooring in parts of the home. The massive, tree-lined backyard offers exceptional privacy and includes 2 sheds, raised garden beds, gas BBQ hook up, a fire pit, and all the space you need for relaxing or playing outdoors. A truly move-in ready family home with character and room to grow!