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## 11120 114 Street Fairview, Alberta

MLS # A2260603



\$419,000

NONE Division: Residential/House Type: Style: Bungalow Size: 1,744 sq.ft. Age: 1993 (32 yrs old) **Beds:** Baths: Double Garage Attached, Off Street, Parking Pad Garage: Lot Size: 0.33 Acre Back Yard, Few Trees, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Lot Feat:

**Heating:** Water: Boiler, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Concrete, Mixed, Stucco, Wood Frame Zoning: R1 Foundation: Wood **Utilities:** 

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings, Fire Pit, Shed

NEW PRICE! Put your Christmas Tree up in this Beautiful Family Home for Sale in Fairview, Alberta ~ Immediate Possession ~. Discover your ideal family home, located on two spacious lots in the Heart of the Peace in the Town of Fairview, Alberta. This property provides ample space (2 lots) and a welcoming atmosphere, perfect for family living and entertaining. Key Features • Four Spacious Bedrooms: Enjoy comfortable living with ample room for every member of the family. • Convenient Kitchen: The well-appointed kitchen is ideal for preparing family meals and hosting gatherings. • Family Room: Adjacent to the kitchen, the family room offers a relaxing space to unwind after dinner with the warmth of the Gas Fireplace .• Three-Season Screened Deck: Extend your living space outdoors with a screened deck, perfect for enjoying the fresh air in comfort. • Gathering Room: Host special occasions and make lasting memories in the dedicated gathering area. • Office: A designated office provides the perfect space for remote work or study. • Bathrooms (3): The home includes two full baths on the main floor, one featuring a grand ensuite, plus a third bath - a three-quarter bath in the basement for convenience. • Attached Double Garage: Secure your vehicles and enjoy additional storage in the spacious double garage. • Designated Garden Area: Cultivate your own vegetables, flowers, or outdoor leisure space in the dedicated garden area. Shingles replaced 2025 - 25 years; Boiler System - 2018. Book Your Viewing. Take the first step towards making your dreams come true. Schedule a viewing today and let us assist you in finding your perfect family home in Fairview, Alberta.