



GRASSROOTS
REALTY GROUP

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11228 107 Avenue
Fairview, Alberta

MLS # A2271350



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Shed

Welcome to this modern and spacious 5-bedroom, 2.5-bathroom home featuring a newly fenced yard and two decks. Step inside from the brand-new side patio deck and you're greeted by a bright, open-concept living space. The kitchen offers lots of cabinetry, generous counter space, and a functional island, perfect for cooking and entertaining. The adjoining dining area and living room feel warm and inviting, enhanced by large south facing windows and a stylish modern fireplace. The main floor includes a large primary bedroom with a private ensuite, plus two additional well sized bedrooms (one currently converted into an oversized walk-in closet) and a full bathroom. The fully developed basement (completed in 2022) provides even more living space, featuring a spacious family room, a full bathroom with a walk-in shower, and two large bedrooms, each with ample closet space. A separate laundry room and multiple storage areas complete this lower level. With its generous windows, the basement feels bright and welcoming. This home offers modern comfort inside and out!