



**GRASSROOTS**  
REALTY GROUP

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**11120 114 Street  
Fairview, Alberta**

**MLS # A2280244**



**\$419,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,744 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, See Remarks		

**Inclusions:** Storage Shed

~ This is a 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 &bull; Four Spacious Bedrooms: Enjoy comfortable living with ample room for every member of the family. &bull; Convenient Kitchen: The well-appointed kitchen is ideal for preparing family meals and hosting gatherings. &bull; Family Room: Adjacent to the kitchen, the family room offers a relaxing space to unwind after dinner with the warmth of the Gas Fireplace. &bull; Three-Season Screened Deck: Extend your living space outdoors with a screened deck, perfect for enjoying the fresh air in comfort. &bull; Gathering Room: Host special occasions and make lasting memories in the dedicated gathering area. &bull; Office: A designated office provides the perfect space for remote work or study. &bull; 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. &bull; Attached Double Garage: Secure your vehicles and enjoy additional storage in the spacious double garage. &bull; 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