



GRASSROOTS
REALTY GROUP

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11409 120 Avenue Close
Fairview, Alberta

MLS # GP206015



\$460,000

Division:	Fairview		
Type:	Acreage with Residence		
Style:	Bi-Level		
Size:	1,628 sq.ft.	Age:	-
Beds:	2 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Exposed Aggregate, Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Mound, Septic System
Roof:	Asphalt Shingle	Taxes:	\$ 4,448
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Central Air Conditioning, Central Vacuum, Countertop(s)-Laminate, Ensuite, Jet Tub, Laundry-Main Floor		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Garbage compactor, Washer and Dryer, A/C unit, Window Coverings.

Imagine 5+ Acres of large trees and a recently renovated home within walking distance to the golf course, well this is it!! The fully developed 1628 SqFt Bi-Level has a large entrance leading to a custom built kitchen with solid wood cabinets, stainless appliances and a large dining area over looking the massive deck. The master bedroom offers a large ensuite with jetted tub and walk-in shower. Downstairs you'll find a large family room with wood burning fireplace, two large bedrooms and a study or crafts room, tons of storage and easy access to the 1312 SqFt heated garage with tool / wood working room. If you're looking for a very well cared for home with tons of room for your family then call today for your private viewing and take in all the extras this home has to offer.