



**GRASSROOTS**  
REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

11112 114 Street  
Fairview, Alberta

MLS # A1000978



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1993 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Attached, Attached Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Boiler, In Floor, Oil	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Garden Shed, All window coverings

A fantastic 4 level split in the ideal family neighborhood and walking distant to the golf course! This home has had numerous renovations! The kitchen has been re-done, all flooring in the home has been changed recently, and a large kitchen island has been added. The private back yard is fully landscaped for optimum privacy featuring privacy panels and a nice trellis over one of the two-tier decks. Back inside, the top floor features 3 bedrooms, master ensuite, walk-in closet and a second full bathroom. The second lower level features a large family room, full bathroom, a large bedroom and laundry room with access to the garage. There is another entry to the garage from the main floor as well. The 4th level has storage, one bedroom and a good sized rec room. The home and garage are heated by in-floor heating. The ample updates that have been done throughout the home make it a must see! Book a showing today!