



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11321 107 Avenue
Fairview, Alberta

MLS # A2051950



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	1980 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Other	Zoning:	R1
Foundation:	Combination	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Utility Sink, Clothes Line (Negotiable: Trampoline, Jungle Gym)

20K PRICE ADJUSTMENT! Feel the Contentment of this Fantastic Family Home in a Quiet Neighborhood! This Bi-Level Boasts a Large Entry leading you to the Upper Level into the Uncrowded Living Room and Dining Area; Substantial Storage in this Kitchen overlooking the Backyard; Full Bath; 2 Bedrooms plus the Primary Bedroom with a $\frac{3}{4}$ Ensuite. Basement Hosts 2 Impressive Sized Bedrooms; Flex Room to set up your Home Theatre; Relaxation Area, Storage Room; Half Bath and Laundry. Completing the Parcel is a Covered Deck (with Storage Below) off the Kitchen; Well Maintained Landscaped Yard; 34 ft x 24 ft Detached Garage (heated, Power) and Back Alley Access. Generations can Live here in the Comfort of Home – CALL TODAY! Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Vac with Attachments, All Window Coverings, Utility Sink, Air Conditioner, GDO, Clothesline (Negotiable Items: Jungle Gym, Trampoline) Notes: Average Power: \$142.51 Gas: \$165.18 Property Taxes for 2022: \$3848.12; 2 Furnaces – 2007(for Basement), 2016 (for Upper Level); Hot Water Tank: est. 2005 Shingles: est. 2016; Sump Pump 2020.