



**11404 105 Street  
Fairview, Alberta**

**MLS # A2080630**



**\$397,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Corners Marked		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, ICFs (Insulated Concrete Forms), Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s)		

**Inclusions:** N/A

**HUGE REDUCTION by \$37,500.00 ! IMMEDIATE POSSESSION!** This Well Built Solid 5 Bedroom 3 Bath Home with Double Attached Garage is Waiting for You! Not very often do we get to Offer a ICF Home with In-floor Heat on Both Floors. Present Owner's moved into the New Build in 2011. Boasting Over 1300 sq. ft. of Convenient Living Space on the Main Floor. The Main Floor Hosts: Laundry; Open Kitchen Dining Area with Fantastic Cupboard Storage, Island with Convection Oven; Living Room; Primary Bedroom (Spacious 3/3 Ensuite & Walk-in Closet); Full Bath and 2 more Bedrooms. The Full Basement Offers: 2 Bedrooms; Indoor Workshop; Cold Room; 3/4 Bath and Utility Room. Completing this Parcel are a Morning Deck on the East Side (for morning Coffee); Evening Deck on the West (BBQ your Steak for Dinner); Double Attached Garage (2 Overhead Doors). Call your favorite Realtor today!