



GRASSROOTS
REALTY GROUP

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11421 120 AvenueClose
Fairview, Alberta

MLS # A2122374



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,450 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	6.34 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, No Smoking Home, See Remarks, Storage		

Inclusions:	Window Coverings, Jungle Gym, Basketball Pole and Net, Tree House, Teeter Totter, Swing Set, Greenhouse Stand and Cover, Swimming Pool (Portable with cover and accessories)
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~\$13,000.00 Reduction ! ~ 6.34 Acres only 2 minutes from the Town of Fairview! This acreage brings a Wonderful Lifestyle for you and your Family! The Spacious Home Boasts Large Entrance (with Laundry); an Open Concept Kitchen Dining Area; Living Room; Primary Bedroom with 4-piece Ensuite plus 4 more Bedrooms; 2 - $\frac{3}{4}$ Bathrooms; 2 Flex Rooms; Storage Room and a Family Room. Bonus the Asphalt Driveway leads to the Double Attached Garage. The Grande Landscaped Yard hosts: Garden; Sheds; Treehouse; Teeter Totter; Swing Set; Basketball Net; Pond with small Dock; Covered Portable Swimming Pool; Greenhouse with Cover. You do not want to miss viewing this Acreage, call today to set up your Private Viewing! More pictures to follow) Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Range Hood, Jungle Gym, Basketball Pole and Net, Tree House, Teeter Totter, Swing Set, Greenhouse Stand and Cover, Swimming Pool (Portable with cover and accessories). Updates: Furnace 2022; Hot Water Tank 2022; Septic (with alarm) Cleaned 2023; Sump Pump 2023; Shingles 2016; Within the last 2 years- 2 Toilets, Kitchen Taps, Range Hood, Dishwasher, Washer/Dryer (Bluetooth), Ceiling Fan Bedroom Number 2; Ducts cleaned 2022. Notes: Re-landscaped south of the house; Eaves are piped underground away from the home; Steps rebuilt East side; House is plumbed for Central Vac but not hooked up; 5000 Gallon Cistern in place for additional water if needed; Water Spits through the yard for watering