



11421 107 Avenue  
Fairview, Alberta

MLS # A2166822



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Mixed

**Foundation:** Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** REFRIGERATOR X2, ELECTRIC STOVE X2, OVER-THE-RANGE MICROWAVE X2, BUILT-IN-DISHWASHER, WASHER X2, DRYER X2, AND ALL WINDOW COVERINGS.

Take a look at this exceptional home in Fairview! This stunning residence boasts a spacious layout with 5 bedrooms and 4 bathrooms, perfect for a growing family or hosting guests. The convenience of main floor laundry adds to the home's thoughtful design. A fully equipped in-law suite, complete with its own entry and laundry, presents an excellent opportunity for rental income being close to the college, or a private family area. Recent renovations have transformed the space, featuring new flooring, sleek cabinets and modern exterior doors. The kitchen shines with new stainless steel appliances including high end dishwasher. The home's curb appeal is enhanced by a newer garage door and a poured concrete floor in the garage. Outside, the expansive 25 x 20 rear deck is an entertainer's dream, overlooking a generous yard space. Ample parking is available for both vehicles and an RV, with accessibility in the front and back of the house. Other extra's included with this home are a new washer and dryer as well as new blown in insulation in the ceiling (R60). This property is a true gem, offering comfort, style, and versatility. Contact your Realtor&reg; of choice today to book a viewing!