



GRASSROOTS
REALTY GROUP

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11513 106 Avenue
Fairview, Alberta

MLS # A2188419



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage		

Inclusions: Shed

Welcome to this spacious 5-bedroom, 3-bathroom bungalow nestled on a quiet street in Fairview. This open-concept home boasts a beautifully designed custom kitchen, offering ample storage and stunning stone countertops. The oversized kitchen island provides additional seating and extra storage space, making it ideal for family gatherings and entertaining. The expansive living room features a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent to the main living area, a dedicated office space offers a perfect work-from-home environment. The generous primary bedroom includes walk-through closets and a private ensuite for ultimate comfort and convenience. Enjoy the convenience of a main floor laundry room, and unwind in the main floor bathroom, which is equipped with a large jetted soaker tub—ideal for relaxation. The recently renovated basement offers a spacious family room, two additional large bedrooms, and a full bathroom, providing plenty of space for family and guests. Step outside to the large south-facing backyard, designed for outdoor living with a sizeable deck and a charming patio stone sitting area. The attached garage and expansive driveway offer plenty of space, with room for RV parking and still ample space for visitors. This home truly has it all—comfort, space, and modern features. Don't miss out—schedule your showing today!