11501 107 Ave
Fairview, Alberta

MLS # A2183192

$284,900

Division:	NONE
Type:	Residential/House
Style:	2 Storey

Size:	1,190 sq.ft.	**Age:**	1998 (27 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Double Garage Attached, Parking Pad
Lot Size:	0.19 Acre
Lot Feat:	Rectangular Lot

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle, Concrete	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	33-81-3-W6
Exterior:	Asphalt, Concrete, Mixed, Vinyl Siding, Wood Frame	**Zoning:**	R-2
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Desirable location and a corner lot! Check out this 1998 home featuring 4 spacious bedrooms and 2 and a half baths, perfectly designed for modern living. The kitchen offers an abundance of countertop and cabinet space allowing for both culinary creativity and efficient meal preparation, ensuring that both daily cooking and special occasions can be accommodated seamlessly. This residence features a cozy and bright dining area open to the kitchen, and a large family room that serves as a versatile hub for relaxation and social interaction. You will enjoy the convenience of the main level laundry in the spacious back entry. The basement features an additional large open room that lends itself well to various family entertainment and activities. Furthermore, outdoor entertainment and leisure are catered for with both a covered front deck that invites you to sip your morning coffee, and a back deck for those evening BBQs under the stars. The fenced yard offers both privacy and safety, making it an excellent environment for children and pets to play freely. Plus, with an attached double garage, you’ll never have to worry about scraping ice off your car in the winter again. Don’t miss this opportunity to make this remarkable property your new home! Call your Realtor for an appointment to view.