

# \$224,900 - 11211 109 Avenue Close, Fairview

MLS® #A2218793

**\$224,900**

5 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.18 Acres

NONE, Fairview, Alberta

Looking for something affordable? Check out this greatly reduced price point! - Escape the bustle without sacrificing convenience in this exceptional family home, nestled on a quiet, no-through-traffic avenue. Boasting five bedrooms and abundant living space, this property offers the perfect blend of practicality and comfort.

The heart of the home is a well-appointed, practical kitchen that seamlessly flows into the dining area. Step directly onto the expansive back deck with a pleasant view – ideal for outdoor dining and entertaining. Relax and unwind in the large, private living room, bathed in natural light.

The main level features three bedrooms, a 3-piece bathroom, and a convenient 2-piece ensuite in the primary bedroom. Downstairs, you'll find two additional bedrooms, a 3-piece bathroom, and a generous family room perfect for movie nights and gatherings. Enjoy ultimate relaxation in your own private hot tub room.

Benefit from ample storage space, a single detached garage, back alley access, and both front and rear parking. The fully fenced backyard, complete with a firepit, provides a safe and inviting space for children and pets to play. Take advantage of the nearby walking trails for a healthy dose of exercise.

This is more than just a house; it's a place to



call home. Schedule your private viewing today and experience the serenity and space this exceptional property offers.

Built in 1980

### Essential Information

MLS® #	A2218793
Price	\$224,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	11211 109 Avenue Close
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Siding, Mixed
Foundation	Wood

## Additional Information

Date Listed	May 12th, 2025
Days on Market	100
Zoning	R-1

## Listing Details

Listing Office	Royal LePage Mighty Peace Realty
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