

**11211 109 Avenue Close  
Fairview, Alberta**

**MLS # A2218793**

**\$219,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Looking for something affordable? CHECK OUT THIS GREATLY REDUCED HOUSE! - 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 &ndash; 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.