

11804 102 Avenue
Fairview, Alberta

MLS # A2018136



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,417 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Irregular Lot, Landscaped, Level		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas, Pellet Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

Beautiful family home with 5 bedrooms offering privacy for everyone. Move-in-ready 1417 sq. ft. home with a fully developed basement and storage options galore. The home offers a ground level entryway, then take half a flight of stairs up to enter the bright, semi open concept living space. The dining room is open with the kitchen and has a garden door leading to a 17' x 24' deck outfitted with gas hookup for the B-B-Q. The kitchen comes with an induction cooktop/convection oven and there is gas hookup available should you desire a gas stove. There are plenty of cupboards plus an island and a pantry. The living room has a large opening to the kitchen/dining area yet is private enough for a comfortable visit at the gas fireplace. The main level is home to the large master bedroom with a 3-piece ensuite, plus there are 2 additional bedrooms and another 3-piece bathroom. Downstairs is fully developed and very cozy with 2 bedrooms, a 3-piece bathroom, a family room, office area, a large laundry room and storage, all kept toasty warm with a wood pellet stove. The furnace and on-demand hot water are new in 2019, as well as new shingles on both the home and garage in 2017. The detached 22' x 24' Garage has an 8' ceiling, is heated, and wired for 220v. Outside the yard is mostly fenced, has a developed garden area, and comes with mature raspberry bushes and under-the-deck storage. There is also parking space for an RV as well as a parking pad behind the garage, both of which are accessible from the back alley. Don't miss this opportunity to combine comfort and affordability! Call your Realtor today for an appointment to view.