

**11500 112 Ave.
Fairview, Alberta**

MLS # A2216443



\$245,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Irregular Lot, Lands		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Central Vacuum		

Inclusions: N/A

REDUCED PRICE-Seller is motivated-Nestled in an excellent location, this beautifully designed bi-level home offers the perfect blend of comfort, practicality, and spacious living. Step inside and be greeted by a bright, naturally lit living room featuring a vaulted ceiling that amplifies the sense of openness. The semi-open concept flows seamlessly into a practical kitchen boasting ample cupboard space, making organization a breeze. Enjoy convenient access to the back deck directly from the dining room – perfect for outdoor dining and entertaining. This home offers a spacious laundry/utility room combination, making household chores a breeze. Stay cozy year-round with efficient in-floor heating. Outside, a huge yard beckons with endless possibilities. Imagine creating your dream garden, building a spacious garage, and enjoying complete privacy with no neighbors behind. Don't miss the opportunity to make this exceptional property your forever home. Contact your favorite realtor to schedule a viewing!