

**11211 109 Avenue Close  
Fairview, Alberta**

**MLS # A2218793**

**\$219,900**



**Division:** NONE

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,122 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 5 **Baths:** 2 full / 1 half

**Garage:** Parking Pad, RV Access/Parking, Single Garage Detached

**Lot Size:** 0.18 Acre

**Lot Feat:** Back Lane

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Composite Siding, Concrete, Mixed, Wood Siding

**Zoning:** R-1

**Foundation:** Wood

**Utilities:** -

**Features:** Separate Entrance, Vinyl Windows

**Inclusions:** 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.