



GRASSROOTS
REALTY GROUP

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11404 105 Avenue
Fairview, Alberta

MLS # A2285581



\$418,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Combination, In Floor	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Well-built and solid 5-bedroom, 3-bathroom home with double attached garage! Rare opportunity to own an ICF-constructed home featuring in-floor heat on both levels. This home has been meticulously maintained. The main floor offers over 1,300 sq. ft. of functional living space, including convenient main floor laundry, a bright open-concept kitchen and dining area with abundant cabinetry, a central island with convection oven, and a spacious living room. The primary bedroom features a generous 3-piece ensuite and walk-in closet. Two additional bedrooms and a full 4-piece bathroom complete the main level. The fully developed basement includes two more bedrooms, a 3-piece bathroom, utility room, cold storage, and a dedicated indoor workshop—ideal for hobbies or extra storage. Enjoy outdoor living with a morning deck on the east side (perfect for coffee at sunrise) and an evening deck on the west side for BBQs and relaxing sunsets. The double attached garage features two overhead doors for added convenience. Contact your REALTOR® today to schedule your private showing!