



GRASSROOTS
REALTY GROUP

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11608 106 Avenue
Fairview, Alberta

MLS # A2286045



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,388 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this beautifully maintained fully developed bi-level in desirable Fairview. Offering 5 bedrooms and 3 bathrooms (3 up & 2 down), this spacious home provides functional living for families of all sizes. The main floor features a large kitchen with a generous island — perfect for cooking, gathering, and entertaining — along with convenient main floor laundry. Relax in the cozy living room by the gas fireplace, and enjoy air conditioning throughout the home for year-round comfort. Additional features include central vacuum and a wheelchair-accessible shower, adding both convenience and accessibility. Pride of ownership is evident with extensive updates completed over the last 10 years. Major improvements include shingles (2015), fascia, windows (2016), full interior paint including ceilings (2022), new cupboard doors, updated light fixtures, accent tile, and beautiful en suite upgrades including new tile and shower (2023). The air conditioner was replaced in 2024, and a security system has also been added. Outside, you'll appreciate the refreshed brickwork, new fence (2022), all new bark mulch landscaping (2022), programable irrigation and an updated composite deck with reinforced underside (2022). The natural gas fire table on the deck creates the perfect outdoor entertaining space. This move-in-ready home blends comfort, thoughtful updates, and location is on a dead end street— a fantastic opportunity in Fairview!