



GRASSROOTS
REALTY GROUP

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**11345 110 Avenue Crescent
Fairview, Alberta**

MLS # A2315631



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours		

Heating:	Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptionally well-maintained and fully developed 1,277 sq. ft. bungalow located in the highly desirable Beaver Ridge neighborhood, directly across from the golf course and scenic walking trails. Situated on a large 7,793 sq. ft. lot, this impressive property offers 5 bedrooms, 3 full bathrooms, RV parking, and numerous quality upgrades throughout. The bright and welcoming main floor features an open-concept layout with soaring ceilings and beautiful hardwood flooring in the living room, highlighted by a cozy gas fireplace. The spacious kitchen is designed for both everyday living and entertaining, complete with tile floors, a large island with seating, gas stove, and an abundance of cabinetry. French doors lead to the composite back deck overlooking the beautifully landscaped and fenced yard featuring a greenhouse, storage shed, underground sprinklers with 3 zones, brick-surrounded fire pit area, and gas hookup for your BBQ. The main floor also includes convenient laundry, 3 bedrooms, and 2 full bathrooms. The primary suite offers a full 4-piece ensuite and comfortable space to unwind. Downstairs, the fully developed basement provides a massive open family/recreation area, 2 additional bedrooms, and another full 4-piece bathroom—perfect for larger families, guests, or entertaining. This home has been thoughtfully upgraded for comfort and efficiency. The garage features a unique radiant heat system with a 3-zone boiler setup in the ceiling, reflective vapour barrier, R-60 insulation, plus a separate unit heater. The basement also benefits from radiant heat in the joists with reflective barrier and R-20 insulation. Additional features include central air conditioning, central vacuum system, gated RV parking, new roof installed in 2020, new hot water tank in 2021, and a new furnace computer board installed in 2025. A rare opportunity to own a

quality home in one of the area's most sought-after neighborhoods!