



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11409 110 ave. cres
Fairview, Alberta

MLS # A2326200



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Irregular Lot, Private		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

MOTIVATED SELLER-BRING OFFERS-Desirable location backing onto greenspace and a playground close by. Home offers 3 bedrooms on the main level along with 2 full bathrooms. Kitchen and dining area are well placed for daily family functions and entertaining alike. The living room is outfitted with a new gas fireplace ready for cozy family nights. The basement comes with a large family room that features a custom bar, an office, a spacious laundry room, a flex/spare room and plenty of cold storage. The double attached garage adds extra convenience and protected parking. The back yard is fenced and comes with a large deck and 2 storage sheds. Shingles were installed in 2023 and the furnace was replaced in 2020. Call your Realtor for an appointment to view.