



GRASSROOTS
REALTY GROUP

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11314 113 Avenue
Fairview, Alberta

MLS # A2328101



\$343,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,248 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, Level,		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Storage		

Inclusions: N/A

Situated in a desirable location, this family home is just a short walk from the golf course as well as scenic walking and biking trails, offering the perfect blend of convenience and outdoor living. Boasting four large bedrooms and three 3-piece bathrooms, including a private ensuite off the primary bedroom, this home is designed for comfortable family life. The oversized kitchen features abundant cabinetry, a pantry, a floating island, and a breakfast bar, all overlooking the backyard. The dining room comfortably accommodates a large family table and opens onto a spacious back deck, ideal for summer gatherings. The living room offers plenty of room for entertaining, while the family room invites you to gather around the wood-burning stove, with additional space for a home office and a study nook. The basement level expands your living space with a large playroom, the fourth bedroom, and a utility storage room. The home is outfitted with an air exchange unit and a heated attached garage. Outside, the fully fenced backyard includes a shed, a garden spot, and the added privacy of no neighbors behind. This home is truly move-in ready — call your Realtor for a private viewing today!