



GRASSROOTS
REALTY GROUP

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11604 106 Avenue
Fairview, Alberta

MLS # A2328737



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,381 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, No Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	C-1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Downstairs storage cabinets		

Welcome home to this beautifully maintained and extensively updated 1,372 sq. ft. bi-level, ideally situated in a quiet, desirable neighbourhood. Offering a spacious and functional layout, this move-in-ready home has seen numerous quality upgrades throughout the years. The bright, open-concept main floor showcases a stunning kitchen with an abundance of cabinetry and counter space, flowing seamlessly into the dining area and overlooking the inviting sunken living room. Garden doors lead to the rear deck and an expansive, beautifully landscaped backyard complete with a storage shed—perfect for entertaining, relaxing, or enjoying family time. Convenient main floor laundry adds everyday practicality. The main level features two bedrooms, including a spacious primary retreat with a walk-in closet and a beautifully renovated 3-piece ensuite. All three bathrooms in the home have been tastefully renovated with modern finishes and updated fixtures. The fully developed basement offers two additional bedrooms, another renovated 3-piece bathroom, and a large family room, providing plenty of space for a growing family, guests, or hobbies. Additional highlights include a heated “x” attached double garage, central vacuum, luxury vinyl plank flooring, updated interior doors and trim, and modern lighting throughout. Major updates completed within the past five years include new shingles, a new concrete driveway and garage floor, hot water tank, and appliances, giving buyers added peace of mind. With its exceptional updates, spacious layout, huge backyard, and fantastic location, this home offers the perfect combination of comfort, style, and value. A must-see property that’s ready for its next owners to enjoy!

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