



GRASSROOTS
REALTY GROUP

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**11300 110 Avenue Crescent
Fairview, Alberta**

MLS # A2328756



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage		

Inclusions: 2 Sheds

Welcome to this spacious and well-maintained 1,395 sq. ft. bungalow, ideally situated on a fully fenced 7,082 sq. ft. corner lot in the desirable community of Beaver Ridge. Offering 4 bedrooms, 2 full bathrooms, a heated 17' x 28' attached garage, and immediate possession, this move-in-ready home is perfect for families or anyone looking for space, comfort, and functionality. The bright and inviting main floor features a practical layout with a spacious living area, a well-appointed kitchen with ample cabinetry and workspace, and the convenience of main floor laundry. Three comfortable bedrooms and a full bathroom complete the main level. Downstairs, you'll find a fully developed basement featuring a large family room, a fourth bedroom, a second full bathroom, a dedicated office space ideal for working from home, and an abundance of storage throughout. Step outside to enjoy the fully fenced backyard, complete with a generous deck, raised garden boxes, a cozy fire pit area, and two storage sheds (10' x 20' and 6' x 10') providing plenty of room for tools, equipment, and seasonal storage. Located in the family-friendly community of Beaver Ridge, this property offers the perfect blend of indoor and outdoor living with plenty of space to enjoy. Immediate possession is available—simply move in and make it your own!