

\$330,000 - 11513 106 Avenue, Fairview

MLS® #A2188419

\$330,000

5 Bedroom, 3.00 Bathroom, 1,415 sqft

Residential on 0.16 Acres

NONE, Fairview, Alberta

Welcome to this spacious 5-bedroom, 3-bathroom bungalow nestled on a quiet street in Fairview. This open-concept home boasts a beautifully designed custom kitchen, offering ample storage and stunning stone countertops. The oversized kitchen island provides additional seating and extra storage space, making it ideal for family gatherings and entertaining.

The expansive living room features a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent to the main living area, a dedicated office space offers a perfect work-from-home environment. The generous primary bedroom includes walk-through closets and a private ensuite for ultimate comfort and convenience.

Enjoy the convenience of a main floor laundry room, and unwind in the main floor bathroom, which is equipped with a large jetted soaker tub—ideal for relaxation.

The recently renovated basement offers a spacious family room, two additional large bedrooms, and a full bathroom, providing plenty of space for family and guests.

Step outside to the large south-facing backyard, designed for outdoor living with a sizeable deck and a charming patio stone sitting area. The attached garage and expansive driveway offer plenty of space, with



room for RV parking and still ample space for visitors.

This home truly has it all—comfort, space, and modern features. Don't miss out—schedule your showing today!

Built in 1994

Essential Information

MLS® #	A2188419
Price	\$330,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,415
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11513 106 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Open Floorplan, Granite Counters, Jetted Tub, Kitchen Island, Storage
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Appliances	Microwave, Refrigerator, Dishwasher, Electric Stove	Washer/Dryer,	Window Coverings,
Heating	Forced Air, Natural Gas		
Cooling	None		
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Gas		
Has Basement	Yes		
Basement	Finished, Full		

Exterior

Exterior Features	Storage, Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	January 21st, 2025
Days on Market	114
Zoning	R-1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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