

# \$384,900 - 11609 106 Avenue, Fairview

MLS® #A2219082

**\$384,900**

4 Bedroom, 3.00 Bathroom, 1,568 sqft  
Residential on 0.18 Acres

NONE, Fairview, Alberta

Presenting an exceptional opportunity to acquire a meticulously maintained residence, offering a harmonious blend of modern comfort and functional design. This home boasts newer shingles, ensuring years of worry-free living.

Step inside to discover a light-filled, open-concept layout, accentuated by abundant windows that bathe the living spaces in natural light. The heart of the home is the stunning kitchen, featuring a wealth of cabinetry and plenty of countertops, ideal for culinary enthusiasts and family gatherings alike.

The main level encompasses three generously sized bedrooms, including a luxurious master suite complete with a private three-piece ensuite. A large, well-appointed bathroom with a jetted tub provides a serene retreat. Main level laundry adds to the convenience of daily living.

Descend to the expansive basement, where a massive family room awaits, warmed by a wood fireplace and illuminated by large, above-grade windows. A fourth bedroom and a third three-piece bathroom offer versatility and space for guests or extended family. Ample storage and a large utility room cater to practical needs, complemented by the comfort of in-floor heating throughout.

Outside, a large back deck beckons for outdoor entertaining, overlooking a fenced yard featuring a park-like sitting area. A dedicated dog run with astroturf ensures easy



maintenance. Green thumbs will delight in the greenhouse with raised beds, complemented by a garden shed. The property is complete with a double attached garage with in-floor heat, providing secure parking and additional storage options.

This exceptional residence offers a rare combination of desirable features and meticulous upkeep. Schedule your private viewing today to experience the unparalleled comfort and quality of this remarkable home.

Built in 1990

### **Essential Information**

MLS® #	A2219082
Price	\$384,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,568
Acres	0.18
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11609 106 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Separate Entrance, Soaking Tub, Wood Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, In Floor, Make-up Air, Hot Water, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Gentle Sloping, Landscaped, Lawn, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame, Manufactured Floor Joist, Silent Floor Joists
Foundation	Wood

## Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Royal LePage Mighty Peace Realty
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