

# \$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	Double Garage Attached, Concrete Driveway, Driveway
# of Garages	2

### **Interior**

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

## Exterior

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

## Additional Information

Date Listed	January 21st, 2025
Days on Market	92
Zoning	R-1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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