# \$245,900 - 11500 112 Ave., Fairview

MLS® #A2216443

## \$245,900

3 Bedroom, 2.00 Bathroom, 1,093 sqft Residential on 0.27 Acres

NONE, Fairview, Alberta

REDUCED PRICE-Seller is motivated-Nestled in an excellent location, this beautifully designed bi-level home offers the perfect blend of comfort, practicality, and spacious living. Step inside and be greeted by a bright, naturally lit living room featuring a vaulted ceiling that amplifies the sense of openness. The semi-open concept flows seamlessly into a practical kitchen boasting ample cupboard space, making organization a breeze. Enjoy convenient access to the back deck directly from the dining room – perfect for outdoor dining and entertaining.

This home offers a spacious laundry/utility room combination, making household chores a breeze. Stay cozy year-round with efficient in-floor heating.

Outside, a huge yard beckons with endless possibilities. Imagine creating your dream garden, building a spacious garage, and enjoying complete privacy with no neighbors behind.

Don't miss the opportunity to make this exceptional property your forever home. Contact your favorite realtor to schedule a viewing!

Built in 1985

## **Essential Information**

MLS® # A2216443 Price \$245,900







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,093

Acres 0.27

Year Built 1985

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

## **Community Information**

Address 11500 112 Ave.

Subdivision NONE

City Fairview

County Fairview No. 136, M.D. of

Province Alberta

Postal Code T0H 1L0

#### **Amenities**

Utilities Electricity Connected, High Speed Internet Available, Natural Gas

Connected, Sewer Connected, Water Connected

Parking Spaces 8

Parking Parking Pad

#### Interior

Interior Features Central Vacuum

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Microwave

Heating Natural Gas, Hot Water, In Floor

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Garden

Lot Description Landscaped, Street Lighting, Backs on to Park/Green Space,

Cul-De-Sac, Interior Lot, Irregular Lot, Lawn, No Neighbours Behind, Pie

Shaped Lot, Private

Roof Asphalt Shingle

Construction Wood Frame, Concrete

Foundation Poured Concrete

### **Additional Information**

Date Listed May 14th, 2025

Days on Market 169 Zoning R-1

# **Listing Details**

Listing Office Royal LePage Mighty Peace Realty

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