# \$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, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating In Floor, Natural Gas, Hot Water

Cooling None
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard, Private Entrance

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped,

Lawn, No Neighbours Behind, Private, Interior Lot, Pie Shaped Lot,

Street Lighting

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 14th, 2025

Days on Market 159 Zoning R-1

## **Listing Details**

Listing Office Royal LePage Mighty Peace Realty

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