

# **\$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 | 2              |
| Zoning         | R1             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mighty Peace Realty |
|----------------|----------------------------------|

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