

# \$349,900 - 11405 110 Avenue Crescent, Fairview

MLS® #A2230223

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,606 sqft  
Residential on 0.17 Acres

NONE, Fairview, Alberta

Beautifully Maintained 4-Level Split in Fairview! This fully developed home offers spacious living across four levels, featuring 4 bedrooms and 2 bathrooms. Upon entry, youâ€™re welcomed by a generous foyer with a large coat closet. The kitchen comes complete with all appliances, a moveable island, and two designated dining areas â€“ ideal for hosting and everyday family living. Upstairs youâ€™ll find three bedrooms including the primary suite with a private 4-piece ensuite.

The third level showcases a large family room, the second full bathroom with laundry, and access to a stunning 4-season sunroom with a dual-sided fireplace shared with the living room. The basement offers a cozy rec room with a wet bar â€“ perfect for entertaining or creating your own man cave â€“ as well as the fourth bedroom and ample storage, including a cold room and utility room with 2 newer hot water tanks and a newer furnace. Home is prepped for central vacuum re-installation.

Enjoy beautiful natural light from the abundance of windows and updated vinyl plank flooring in parts of the home. The massive, tree-lined backyard offers exceptional privacy and includes 2 sheds, raised garden beds, gas BBQ hook up, a fire pit, and all the space you need for relaxing or playing outdoors. A truly move-in ready family home with character and room to grow!



Built in 1979

### Essential Information

MLS® #	A2230223
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,606
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	11405 110 Avenue crescent
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, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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