

\$244,900 - 11211 109 Avenue Close, Fairview

MLS® #A2218793

\$244,900

5 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.18 Acres

NONE, Fairview, Alberta

REDUCED-Motivated seller-Escape the bustle without sacrificing convenience in this exceptional family home, nestled on a quiet, no-through-traffic avenue. Boasting five bedrooms and abundant living space, this property offers the perfect blend of practicality and comfort.

The heart of the home is a well-appointed, practical kitchen that seamlessly flows into the dining area. Step directly onto the expansive back deck with a pleasant view – ideal for outdoor dining and entertaining. Relax and unwind in the large, private living room, bathed in natural light.

The main level features three bedrooms, a 3-piece bathroom, and a convenient 2-piece ensuite in the primary bedroom. Downstairs, you'll find two additional bedrooms, a 3-piece bathroom, and a generous family room perfect for movie nights and gatherings. Enjoy ultimate relaxation in your own private hot tub room.

Benefit from ample storage space, a single detached garage, back alley access, and both front and rear parking. The fully fenced backyard, complete with a firepit, provides a safe and inviting space for children and pets to play. Take advantage of the nearby walking trails for a healthy dose of exercise.

This is more than just a house; it's a place to call home. Schedule your private viewing



today and experience the serenity and space
this exceptional property offers.

Built in 1980

Essential Information

MLS® #	A2218793
Price	\$244,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.18
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11211 109 Avenue Close
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed, Wood Siding
Foundation	Wood

Additional Information

Date Listed	May 12th, 2025
Days on Market	43
Zoning	R-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.