

# \$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-Call now-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.

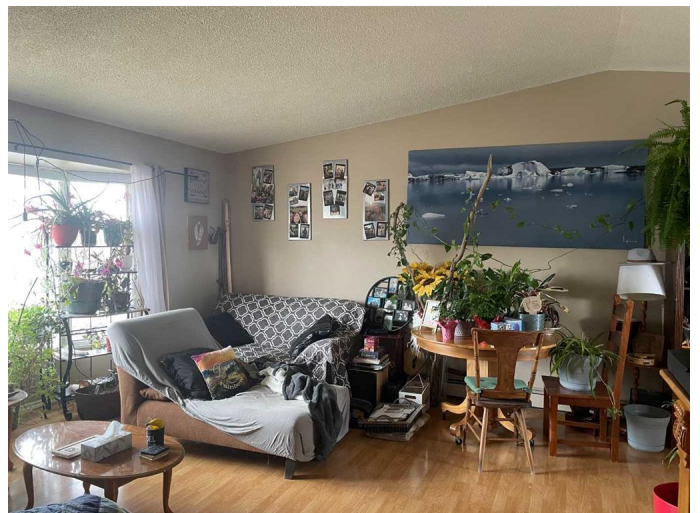
Don't miss the opportunity to make this exceptional property your forever home. Contact us today to schedule a viewing!

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, Natural Gas Connected, Sewer Connected, Water Connected, High Speed Internet Available
Parking Spaces	8
Parking	Parking Pad

### **Interior**

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Cul-De-Sac, Interior Lot, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	42
Zoning	R-1

**Listing Details**

Listing Office	Royal LePage Mighty Peace Realty
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