



## 11211 109 Avenue Close , Fairview, Alberta - \$224,900



Main Photo

### Property Description

Looking for something affordable? Check out this greatly reduced price point! - 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.

## REALTOR Referral

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REALTOR®

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*Courtesy Of: Royal LePage Mighty Peace Realty*

