

\$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 | 10 |
| Zoning | R1 |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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