

# \$449,000 - 11207 110 Ave. Close, Fairview

MLS® #A2186948

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.28 Acres

NONE, Fairview, Alberta

Rare Opportunity: Exceptional Home in a Prime Location!

Step into a unique opportunity to own a home that rarely comes on the market. Nestled in an exclusive cul-de-sac within an upper-end neighborhood, this property boasts an enviable location adjacent to scenic walking trails, a serene wetland area, and a prestigious golf course.

This meticulously designed residence showcases quality custom brickwork and an expansive stone driveway, providing ample parking space and eliminating the need for street parking. The gorgeously landscaped front and back yards feature mature trees, easy-maintenance grass curbing, underground sprinklers, and charming stone pathways, all enclosed by a secure fence with a dedicated garden area.

For the handyman or hobbyist, this property includes a versatile 14 ft. x 24 ft. stucco-finished garage/workshop. This space is wired and insulated, equipped with both a walk-in and overhead door, offering convenient access to the back alley through a large sliding steel gate.

Enjoy your mornings and evenings on the partially enclosed upper rear deck, which faces southeast and features a glass railing and natural gas outlet, perfect for outdoor dining. This home is designed for comfort in every season, with air conditioning for warm summer days, a cozy gas fireplace for chilly winter nights, and in-floor heating in the basement,



ensuring warmth in the games and TV rooms. Inside, you will find custom cherry solid wood cabinetry, elegant ceramic tiles, and maple hardwood flooring throughout the main level. The home currently offers two spacious bedrooms, with the potential to easily convert into four. The large laundry room can be transformed into a nursery or additional bedroom, while a fourth bedroom can be created in the lower level, complete with garden doors and a Murphy bed for added flexibility. With an abundance of options and features too numerous to mention, this home is a must-see. Donâ€™t miss your chance to view this exceptional property. Contact your favorite Realtor today to schedule a private showing and explore the possibilities that await you.

Built in 2007

**Essential Information**

MLS® #	A2186948
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.28
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

**Community Information**

Address	11207 110 Ave. Close
Subdivision	NONE
City	Fairview

County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, Crown Molding, Central Vacuum, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Barbecue, Garden, Permeable Paving, Private Entrance, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Interior Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Private, Sloped Down, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Mixed, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	116
Zoning	R-1

**Listing Details**

Listing Office                  Royal LePage Mighty Peace Realty

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