

# \$285,000 - 11228 107 Avenue, Fairview

MLS® #A2271350

**\$285,000**

5 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.16 Acres

NONE, Fairview, Alberta

Welcome to this modern and spacious 5-bedroom, 2.5-bathroom home featuring a newly fenced yard and two decks. Step inside from the brand-new side patio deck and youâ€™re greeted by a bright, open-concept living space. The kitchen offers lots of cabinetry, generous counter space, and a functional island, perfect for cooking and entertaining. The adjoining dining area and living room feel warm and inviting, enhanced by large south facing windows and a stylish modern fireplace.

The main floor includes a large primary bedroom with a private ensuite, plus two additional well sized bedrooms (one currently converted into an oversized walk-in closet) and a full bathroom. The fully developed basement (completed in 2022) provides even more living space, featuring a spacious family room, a full bathroom with a walk-in shower, and two large bedrooms, each with ample closet space. A separate laundry room and multiple storage areas complete this lower level. With its generous windows, the basement feels bright and welcoming. This home offers modern comfort inside and out!

Built in 2011

## Essential Information

MLS® # A2271350

Price \$285,000



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.16        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11228 107 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### **Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Electric                                                                 |
| Has Basement      | Yes                                                                      |
| Basement          | Full                                                                     |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Yard, Landscaped, Lawn |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | ICF Block       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 3                   |
| Zoning         | R2                  |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.