

\$414,900 - 11344 112 Avenue, Fairview

MLS® #A2198488

\$414,900

4 Bedroom, 4.00 Bathroom, 1,899 sqft
Residential on 0.21 Acres

NONE, Fairview, Alberta

Discover the perfect blend of comfort and functionality in this spacious 1,899 sq. ft. 4 bedroom, 4 bathroom two-storey home, nestled in a quiet residential neighborhood. Designed for family living and entertaining, the open-concept kitchen features an extra-large island and seamlessly flows into the dining area.

The main floor offers convenience and versatility with a laundry room, office space, cozy living room, and a half bath. The attached heated triple car garage includes a single drive-through bay—ideal for backyard access and landscaping needs.

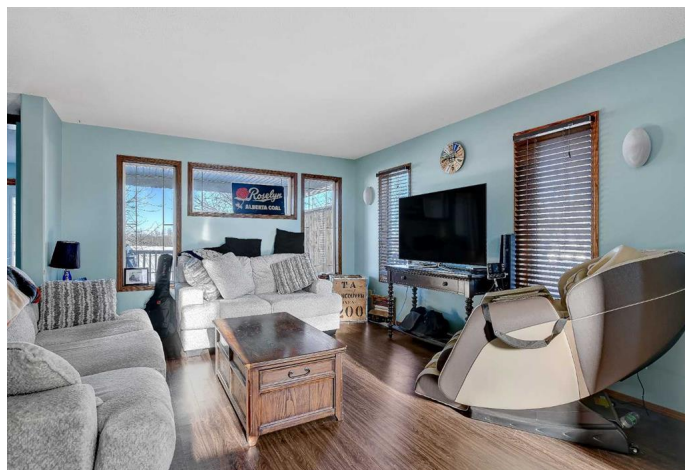
Upstairs, the generous primary suite boasts his-and-hers closets and a luxurious ensuite with a jetted tub offering a breathtaking view. Two additional bedrooms and a full bath complete the upper level.

Step outside to a rear deck overlooking an open field, where you can unwind and enjoy the peaceful scenery—keep an eye out for visiting deer!

The finished lower level is an entertainer's dream, featuring a family/rec room with a refreshment area, gas fireplace, full bath, and a study.

With stunning views, a fantastic neighborhood, and a thoughtfully designed home, this property is a must-see. Call today to book your showing!

Built in 1999



Essential Information

MLS® #	A2198488
Price	\$414,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,899
Acres	0.21
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11344 112 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

Amenities

Parking Spaces	7
Parking	Driveway, Triple Garage Attached, Drive Through
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Dry Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Irregular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Wood

Additional Information

Date Listed March 8th, 2025

Days on Market 28

Zoning R-2

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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