

**11421 120 Avenue Close**  
**Fairview, Alberta**

**MLS # A2122374**



**\$394,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	6.34 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	RCR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, No Smoking Home, See Remarks, Storage		

**Inclusions:** Window Coverings, Jungle Gym, Basketball Pole and Net, Tree House, Teeter Totter, Swing Set, Greenhouse Stand and Cover, Swimming Pool (Portable with cover and accessories)

**MOITVATED ! ~ \$19k + Reduction ! ~ 6.34 Acres only 2 minutes from the Town of Fairview! This acreage brings a Wonderful Lifestyle for you and your Family! The Spacious Home Boasts Large Entrance (with Laundry); an Open Concept Kitchen Dining Area; Living Room; Primary Bedroom with 4-piece Ensuite plus 4 more Bedrooms; 2 - &frac34; Bathrooms; 2 Flex Rooms; Storage Room and a Family Room. Bonus the Asphalt Driveway leads to the Double Attached Garage. The Grande Landscaped Yard hosts: Garden; Sheds; Treehouse; Teeter Totter; Swing Set; Basketball Net; Pond with small Dock; Covered Portable Swimming Pool; Greenhouse with Cover. You do not want to miss viewing this Acreage, call today to set up your Private Viewing! More pictures to follow) Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Range Hood, Jungle Gym, Basketball Pole and Net, Tree House, Teeter Totter, Swing Set, Greenhouse Stand and Cover, Swimming Pool (Portable with cover and accessories). Updates: Furnace 2022; Hot Water Tank 2022; Septic (with alarm) Cleaned 2023; Sump Pump 2023; Shingles 2016; Within the last 2 years- 2 Toilets, Kitchen Taps, Range Hood, Dishwasher, Washer/Dryer (Bluetooth), Ceiling Fan Bedroom Number 2; Ducts cleaned 2022. Notes: Re-landscaped south of the house; Eaves are piped underground away from the home; Steps rebuilt East side; House is plumbed for Central Vac but not hooked up; 5000 Gallon Cistern in place for additional water if needed; Water Spits through the yard for watering**