

\$619,900 - 11632 120 Avenue close, Fairview

MLS® #A2264606

\$619,900

6 Bedroom, 3.00 Bathroom, 1,657 sqft

Residential on 5.48 Acres

NONE, Fairview, Alberta

**UNBELIEVABLE ACREAGE OPPORTUNITY
WITHIN FAIRVIEW TOWN LIMITS!**

Discover the perfect blend of town convenience and country living on this beautifully maintained 5.49-acre property, ideally located near Cummings Lake Walking Trails and the Fairview Golf Course.

This 1665 sq. ft. renovated bi-level home offers modern comfort, functionality, and space for the whole family. The main level features a large open-concept kitchen with a central island, high-quality cabinetry, stainless steel appliances, and main floor laundry. The primary bedroom includes a 4-piece ensuite with a jetted tub, separate shower, and private access to the large back deck—a perfect spot to relax and enjoy the peaceful views and visiting wildlife.

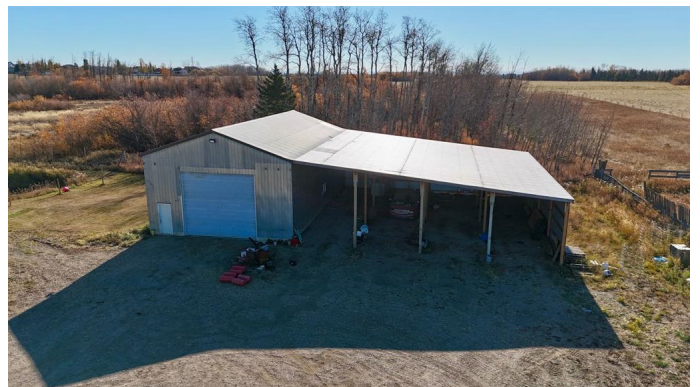
The fully finished basement hosts a mother-in-law suite complete with a full kitchen, living room, 3 bedrooms, 3-piece bath, laundry, and cold storage—ideal for extended family or guests.

Outdoors, the property truly shines!

• 32' x 54' Truck/Work Shop with 16' sidewalls, ample secure parking, and a convenient lean-to.

• Fully fenced yard with improved grading and gravel for easy access.

• Town water, and new septic tank pump



(replaced 2 years ago).
 • Fish pond stocked with tiger trout, rainbow trout, brown trout, and koi—a unique touch for nature lovers.
 • Three light towers illuminate the property, plus two new yard lights behind the shop.
 • Two sheds, currently used for ducks and peacocks.

This rare acreage offers it all—space, updates, utilities, and unbeatable location—all within town limits!

Don't miss this incredible opportunity—acreages like this in Fairview are hard to find!

Built in 1980

Essential Information

MLS® #	A2264606
Price	\$619,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,657
Acres	5.48
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	11632 120 Avenueclose
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Single Garage Attached, Gated, RV Garage
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Tile Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	8
Zoning	RCR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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