

# \$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.

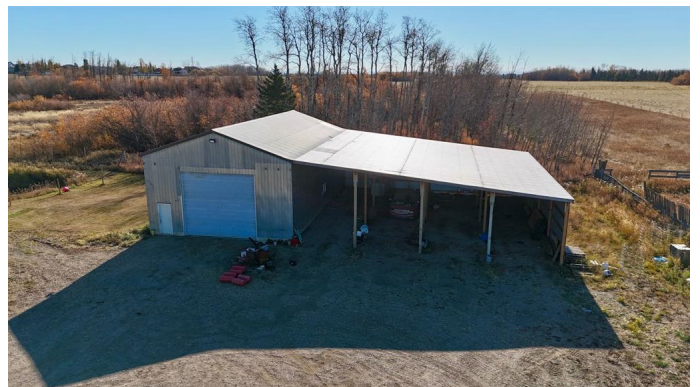
The fully finished basement hosts a mother-in-law suite complete with a full kitchen, living room, 3 bedrooms, 3-piece bath, laundry, and cold storage—ideal for extended family or guests.

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          | Bi-Level, Acreage with Residence |
| 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          | Finished, Full, Suite                                                                                                                                                                              |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 1                  |
| Zoning         | RCR                |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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