

**10514 110 Street**  
**Fairview, Alberta**

**MLS # A2109484**



**\$109,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RCT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Storage, Sump Pump(s)		

**Inclusions:** N/A

ATTENTION First Time Home Owner or Investor! BRAND NEW HIGH EFFICIENCY FURNACE! Nestled in a quiet neighborhood, this delightful 2-story home is eagerly awaiting its new owners. With 4 bedrooms and 2 bathrooms, this residence is perfectly poised to accommodate your family's needs. As you step inside of the main level you are met with an open concept kitchen, dining and living room with a quaint and cozy charm. The well-thought-out floor plan offers a seamless flow, with a spacious kitchen and dining area providing the perfect backdrop for family gatherings and entertaining guests. On the main floor you will find one bedroom with a full bathroom and main floor laundry. Upstairs is two comfortably appointed bedrooms, providing ample space for rest and relaxation. Meanwhile, the basement presents another bedroom, featuring a 3 piece bathroom and a wide-open layout that is ready to be developed according to your preferences and lifestyle. Convenience is key in this prime location, as the home is situated close to the hospital, shopping, schools, and all the amenities that the town of Fairview has to offer. Whether you're seeking an investment opportunity, purchasing your first home, or searching for a quaint family dwelling, this property checks all the boxes. With good bones and quality craftsmanship throughout. Call today with any questions or to book a showing. Home has brand new furnace. This home was an old elevator house, built solid!!