

**10706 105 Avenue**  
**Fairview, Alberta**

**MLS # A2126112**



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1966 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Projector screen, Projector, Amplifier, shed,

Welcome to this 1340 sqft bungalow with a 24x26 detached garage. This property offers three large bedrooms on the main floor along with the convenience of main floor laundry. The large primary bedroom includes a half-bath ensuite and a huge walk-in closet. The open concept living area flows well into the well appointed kitchen. The home boasts impressive custom built-ins throughout the main floor including an office in one bedroom, and a hutch in the dining area. The basement features a large open rec room which is currently set up as a theatre room (theatre equipment will be included in the sale), a large bedroom, plus a den/office space. A huge storage room and a separate utility room complete the basement. This property has large rooms and ample space! The large back yard is complete with a nice new deck and is landscaped for low-maintenance living. You will also find a detached over sized garage and parking for 6 plus vehicles. This move in ready home has had plenty of updates over the last few years and is ready for new owners!