

11400 107 Avenue
Fairview, Alberta

MLS # A2165658



\$139,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1968 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Sheds

Welcome to this charming starter home. Nestled on a quiet street in Fairview, this property features a spacious, fenced backyard, perfect for outdoor relaxation. Enjoy convenient front street parking along with back alley access, ideal for the future development of a detached garage. The backyard oasis is complemented by mature trees and a lovely deck, creating an inviting space for gatherings. Inside, the main floor boasts a delightful dine-in kitchen with ample cabinetry and countertop space, alongside a generously sized south-facing living room with a large window that fills the space with natural light. This home offers two comfortably sized bedrooms and a full bathroom on the main floor. The developed basement includes an additional bedroom and a cozy den, plus a large entertainment area perfect for family get-togethers or kids' play space. The laundry/utility room features a newer furnace (2008) and hot water tank (2018), along with updated vinyl windows throughout. Whether you're seeking the ideal starter home or a promising investment opportunity, this property is truly a gem and ready for new owners!