

**11224 102 Avenue**  
**Fairview, Alberta**

**MLS # A2167762**



**\$104,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** N/A

This cute and charming character house is within walking distance of downtown and all of the amenities that Fairview has to offer. At just over 800 sq feet, the house is right sized to fit you and your family. Plus there is an unfinished basement allowing you to increase the overall usable square footage of the house with a little bit of work. Two bedrooms and one bathroom on the main floor are complemented by the eat in kitchen and living room. Original hardwood floors are throughout and you could refinish them to bring them back to a rich and warm finish. There are also porch entries front and back making it easy to get in from the elements and provide storage space. All of this and an attractive price. Compact but efficiently laid out! Call today to find out more!