

**10936 108 Avenue**  
**Fairview, Alberta**

**MLS # A2195629**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Heated Garage, Off Street, RV Access/Parking, RV Garage, Triple G		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Low Maintenance Landscape, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, 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>	Metal Siding , Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Shed and Gazebo

This immaculate bungalow sits on a spacious double lot, totaling .44 acres, and includes a 28x34 heated shop/garage, combining comfort with functionality. Move-in ready, the home boasts a beautifully landscaped backyard, a well-maintained garden, a greenhouse, and a relaxing covered back patio—ideal for outdoor enjoyment. Inside, you'll find a generous and bright, south-facing living room, dining area, and a kitchen that overlooks the tranquil backyard. The main floor features two cozy bedrooms, including a large primary suite with an ensuite bathroom. An additional full bathroom, complete with a jetted soaker tub, is conveniently located on the main level. The fully finished basement offers cold storage, a laundry room, two large additional bedrooms, and a massive family room—perfect for gatherings or hobbies. The property has been meticulously cared for, and it's ready for new owners to take pride in this exceptional acreage-style living. Located near all essential amenities, this property offers a remarkable opportunity for comfortable living, with the perfect balance of outdoor space, storage, and proximity to everyday conveniences.