



**GRASSROOTS**  
REALTY GROUP

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**11205 103 Avenue**  
**Fairview, Alberta**

**MLS # A2242189**



**\$109,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1930 (95 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Other, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance		

**Inclusions:** Shed/greenhouse

Charming and Cozy Home Across from the Elementary School! Welcome to this delightful 1.5-storey home located in a prime spot directly across from the elementary school in Fairview. Offering 3 bedrooms and 1 bathroom, this home is perfect for first-time buyers, young families, or those looking to downsize. Two of the bedrooms are tucked away upstairs, while the third bedroom and the full bathroom are conveniently located on the main floor. The spacious kitchen flows seamlessly into a large, inviting living room—ideal for hosting friends and family. Outside, enjoy a generous, fully fenced backyard with an apple tree for your picking, and ample space for kids, pets, or summer campfires. With both street parking and rear alley access, you’ll have plenty of room for vehicles and toys. Don’t miss this well-located gem with endless potential! Have peace of mind knowing HWT was replaced in 2020, roof was replaced in 2022 and a brand new deck in 2023.