



GRASSROOTS
REALTY GROUP

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11217 106 Avenue
Fairview, Alberta

MLS # A2242665



\$89,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	752 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Drive Through, Off Street, Unpaved		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: SHED

If you are tired of renting and are looking for a small starter home, this house is for you! If you are an investor looking for a rental house, this house is for you! The basement is unfinished, but the concrete floor was redone in 2011. Sump pump holes were added, and the new floor got a new coat of paint at that time. The furnace and hot water tank were replaced at that time as well. The main level features 2 bedrooms, kitchen, living room, and 1 four-piece bathroom. There is a rear porch and deck. A long drive through driveway allows for easy access and ample parking. The laminate flooring is in good condition. The shingles are in good shape as well, no need for replacement. The house is attractively priced in order to facilitate a fast sale. Don't miss out on a good buy!