



11500 105 Avenue  
Fairview, Alberta

MLS # A2274199



**\$289,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

**Heating:** Central, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** Cable, Electricity, Natural Gas, Phone

**Features:** Central Vacuum

**Inclusions:** N/A

Welcome Home! Ready to move in and beaming with pride of ownership! Here you will find a beautiful kitchen with a new stove and plenty of space for a dining table. The large living room has a large south facing window, making it bright and welcoming. Down a short light of stairs you will find a large family room with a gas fireplace, a large 3-piece bathroom with laundry facilities and a large upright freezer, plus a utility room and storage closets. Upstairs are 3 bedrooms and another 3-piece bathroom. The home comes outfitted with air conditioning, new central vacuum, newer windows and newer shingles. There is also a double detached garage, a shed, a garden area, and a private fenced yard. Close to schools yet away from the main drag. Call you realtor for a private viewing.