



GRASSROOTS
REALTY GROUP

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11120 103 Avenue
Fairview, Alberta

MLS # A1161913



\$364,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,281 sq.ft.	Age:	1935 (89 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Land		

Heating: Fireplace(s), Forced Air, Other, See Remarks

Floors: Hardwood, See Remarks

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Asphalt, Concrete, Other, See Remarks

Foundation: Poured Concrete

Features: Crown Molding, High Ceilings, No Smoking Home, Pantry, See Remarks, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: 3 Electric Fireplaces(2 in House 1 in Greenhouse), Gas Fireplace(in Studio/Office)Negotiable Items List Available

~ NEW PRICE ~ Oh my! Where do I start with this 1935 Historic / Vintage Home located in the Heart of the Peace (Fairview, Alberta)! Over 2200 sq. ft. of Living Space – Capturing the Craftsmanship of this Unique Home. The Main Level Offers – Sunroom (seasonal), Lovely Reception Area, Sizable Living Room (for the last 11 yrs. has been utilized as a Venue for the National Organization for “Home Routes”), Dining Area Boosts a Beautiful Built-in Cabinet for Linens and Tableware, Kitchen is Large enough for you to incorporate an Island, Newer 4-piece Custom Bathroom with Detailed Design (Originally was the Maids Room) and the Back Porch. Level Two Hosts 4 Bedrooms, Laundry (Stacking washer dryer combo), Water Closet (1/4 Bath), ¾ Bath (Tub, Shower/Sink). Level Three (Professionally Built Addition) presents a Loft/Flex Area with Compact Kitchen (On-Demand hot water) a wonderful area for a Man/Woman Cave or Utilize as a Library. Completed the parcel is the Beautiful Landscaped Yard, Faux Creek (used to divert water away from the house), Small Vegetable Garden Area, Greenhouse, 4-Parking Stalls with Power & Lighting, Studio/Flex Building (Older Garage, which was converted 2016 with Spray Foam Insulation, Windows, Doors, Stone Clad Gas Fireplace, 3 Electric Baseboard Heaters). Seriously this is a MUST VIEW to appreciate the True Details of this parcel ~ Book your Viewing Today! (This Home has been operating as an AirBND some Bedrooms may not be available to view). Inclusions: Fridge, Stove, Washer/Dryer (Stacking), Existing Window Coverings, Small Chest Freezer, 3 Electric Fireplaces (2 in House 1 in Greenhouse), Gas Fireplace (in Studio/Office), Property Taxes: 2023- \$3,066 Power & Gas Average: \$265.00-\$290.00 per Month.

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