



10417 106 Avenue  
Fairview, Alberta

MLS # A1216419



**\$180,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	889 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Wood

**Utilities:** -

**Features:** Laminate Counters, Pantry

**Inclusions:** n/a

Great home in a Great neighborhood! This 4 bedroom 2.5 bath home with detached heated garage. In 2015 this home had many renovations, painted throughout, a new kitchen and appliances were added, a new master bedroom with walk through closet and full sized ensuite added. The basement saw a full sized bathroom added and 2 more bedroom. 2020 saw the basement fully renovated, all new vinyl plank flooring throughout, new furnace, new hot water tank, and new paint. With the basement having above grade windows, it makes for a nice bright living space. The fully fenced back yard is surrounded with a grassed alleyway to the rear and east side of the home. The back deck is a wonderful space to sit back and enjoy the long summer days! Make your appointment to view today!