



**11225 108 Avenue
Fairview, Alberta**

MLS # A2050212



\$170,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: Garden Shed

10K PRICE ADJUSTMENT~ CALL TODAY! - Affordable Home for the Retired; Young Family or Investment Property! This Older Home has everything you need including a Chain Link Fenced backyard to keep your Family and Pets Safe. The Main Floor of this Home Offers the Living Room, Easy Functioning Kitchen (kitchen window overlooking the backyard), 3 Bedrooms, Full Bath, and Three Bedrooms. Basement (Block) Boasts a Spacious Bath, Rumpus Room plus One more Bedroom (add your finishing touches here), Large Organized Storage Room and Laundry. Now for the Yard, well this yard is Landscaped and Well Maintained with the Backyard Fenced with separate Parking Area (enough area for 4 Vehicles or your RV +), Back Alley Access, Parking Area in Front Yard for 2 Vehicles. Book your Viewing Appointment Today so you and Your Family can enjoy the Summer. Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Central Vac with Attachments, Garden Shed (in Fenced Area) Notes: Shingles South Side 2022; Average Combined Power and Gas \$350.00 per month; Property Taxes 2024: \$1764.36