



**GRASSROOTS**  
REALTY GROUP

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10805 102 Avenue  
Fairview, Alberta

MLS # A2143216



**\$79,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 909 sq.ft.                     | <b>Age:</b>   | 1940 (84 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Lawn, Many Trees    |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Wood

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** C2

**Utilities:** -

**Inclusions:** shed

Prime location downtown Fairview. This a good sized lot just west of a new construction apartment building. Lot is zoned Residential - Commercial. This home offers two large bedrooms and one full bathroom. Well appointed living spaces. Newer furnace. This property could also be used for many different businesses. This is the opportunity for long term investment! Have a look today!