



**11848 102 Avenue**  
**Fairview, Alberta**

**MLS # A2147935**



**\$145,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Garden shed

**LARGER HOME-LOW PRICE-** Complete main level living with easy access! **WHEEL CHAIR FRIENDLY.** Designed to live without stairs, this home offers 4 bedrooms on the main level, giving you plenty of space for private bedrooms and office space. Rent out a room or two, that could pay your mortgage. The open concept kitchen and living design is flooded with natural light and offers plenty of space for a large dining table and comfy furniture, all while still maintaining a spacious atmosphere. You will enjoy the effortless everyday accessibility to your laundry which is currently set up in the 5th bedroom on the main level. The unfinished basement presents a wealth of possibilities, whether you choose to develop it for additional living space or utilize it as a versatile storage solution. The fenced yard offers a secure place for children and pets alike. This property also provides the perfect canvas to build a garage, offering both convenience and the ability to customize your living space. Don't miss the chance to make this your dream home. Contact us today to schedule a personal tour and discover the limitless potential of this property.