



**11125 108 Avenue
Fairview, Alberta**

MLS # A2153532



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Price Reduction! Great value! Introducing this stunning family home, thoughtfully designed to meet all your hosting and entertaining needs. This impressive residence features a spacious kitchen, complete with an abundance of cabinets and generous counter-top space, perfect for preparing family meals or entertaining guests. The expansive dining room flows seamlessly onto a balcony that overlooks the charming town, offering a delightful setting for both intimate dinners and larger gatherings. With two well-appointed bedrooms conveniently located on the main floor, The large primary bedroom offers a separate entrance to the deck. Great for that morning coffee. This home provides comfort and accessibility for family members of all ages. Enjoy cozy evenings in the big family room in the basement, where a warm gas fireplace awaits to create a welcoming atmosphere. The ground level basement walkout adds convenience and ease of access. The laundry is situated in the basement bathroom, ensuring ease of use without compromising living space. Ideally located close to the hospital, this home features back-alley access and a covered patio, perfect for year-round outdoor enjoyment. The paved front drive adds an elegant touch to the already impressive property. Don't miss the opportunity to make this beautiful family home your own. Schedule a viewing today and experience the perfect blend of comfort, style, and convenience.