



**11125 108 Avenue**  
**Fairview, Alberta**

**MLS # A2153532**



**\$275,000**

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

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