



**11832 104 Ave Avenue W  
Fairview, Alberta**

**MLS # A2161518**



**\$228,400**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** N/A

CUSTOM BUILT HOME-The upper level offers a large kitchen, dining room, 3 bedrooms, 3 piece ensuite and a full bath. Easy to have the children close. Sunken living room works great for minimizing clutter and entertaining. The back yard has a nicely finished flat rock firepit area, a doll house for the children and a large shed. No neighbors behind the property, a open field. The fenced yard has pull through R.V. parking. The home provides a large deck, walk out basement and a finished lower level. The home is in excellent condition with many upgrades. Call now to have your own private viewing.