



**10901 105 Avenue  
Fairview, Alberta**

**MLS # A2161559**



**\$140,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

This property is a fantastic opportunity for first-time homebuyers or those looking to downsize without sacrificing comfort and style. The property boasts a large, fully fenced yard on TWO lots making it perfect for families and pets to enjoy. Being across the street from the local skate + water park and a short walk from downtown for all of your shopping needs makes this home even more ideal for families. Step inside to find a beautifully renovated interior with modern finishes. The open-concept living space is highlighted by ample natural light, sleek laminate flooring, and energy-efficient LED lighting throughout. The heart of this home is the stunning kitchen, complete with stainless steel appliances, a large island with seating, and plenty of cabinet space. The living room is a cozy retreat with space for a large TV and comfortable seating, making it a perfect spot for family movie nights. The home features three spacious bedrooms, each with large windows and ample closet space. The modern bathroom includes a stylish vanity and a tiled shower/tub combo. Additionally, the full basement offers plenty of storage space and the potential for future development to suit your needs. Enjoy off-street parking with a dedicated driveway. Call your favorite real estate agent to book a private showing!