



11120 103 Avenue
Fairview, Alberta

MLS # A2167423



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,281 sq.ft.	Age:	1935 (90 yrs old)
Beds:	4	Baths:	2
Garage:	Plug-In, Rear Drive, Side By Side, Stall, Unpaved		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, G		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Other, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s)		

Inclusions: Existing Window Coverings, Small Chest Freezer, 2 Electric Fireplaces, Gas Fireplace (in Studio/Office), Special Use Building (Presently used as a Studio), Greenhouse

Asking Only \$349,000.00 for this 1935 Historic / Vintage Home located in the Heart of the Peace (Fairview, Alberta)! Over 2200 sq. ft. of Living Space – Capturing the Craftsmanship of this Unique Home. The Main Level Offers – Sunroom (seasonal), Lovely Reception Area, Sizable Living Room (for the last 7 yrs. has been utilized as a Venue for the National Organization for “Home Routes”), Dining Area Boosts a Beautiful Built-in Cabinet for Linens and Tableware, Kitchen is Large enough for you to incorporate an Island, Newer 4-piece Custom Bathroom with Detailed Design (Originally was the Maids Room) and the Back Porch. Level Two Hosts 4 Bedrooms, Laundry (Stacking washer dryer combo), Water Closet (1/4 Bath), ¾ Bath (Tub, Shower/Sink). Level Three (Professionally Built Addition) presents a Flex Area with Compact Kitchen (On-Demand hot water) a wonderful area for a Man/Woman Cave or Utilize as a Library. Completed the parcel is the Beautiful Landscaped Yard, Faux Creek (used to divert water away from the house), Small Vegetable Garden Area, Greenhouse, 4-Parking Stalls with Power & Lighting, Studio/Flex Building (Older Garage, which was converted 2016 with Spray Foam Insulation, Windows, Doors, Stone Clad Gas Fireplace, 3 Electric Baseboard Heaters). Seriously this is a MUST VIEW to appreciate the True Details of this parcel ~ Book your Viewing Today! (This Home was operating as an AirBND).

Inclusions: Fridge, Stove, Washer/Dryer (Stacking), Existing Window Coverings, Small Chest Freezer, 2 Electric Fireplaces, Gas Fireplace (in Studio/Office), Special Use Building (Presently used as a Studio), Greenhouse: 2023- \$3066 Electrical: \$231.20 Gas Average: \$190.18 per Month.