



**10901 105 Avenue
Fairview, Alberta**

MLS # A2186253



\$140,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	820 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	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 basement offers plenty of storage space to suit your needs. Enjoy off-street parking with a dedicated driveway. Call your favorite real estate agent to book a private showing!