



11308 106 Avenue  
Fairview, Alberta

MLS # A2198327



**\$164,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Asphalt, Driveway, Front Drive, Garage Faces Front, Garage Fa		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Other	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

**Charming 3-Bedroom Bungalow with Dual Garages** This 3-bedroom, 2.5-bathroom bungalow offers 1,260 sq. ft. of comfortable living space in a desirable neighborhood—perfect for families, professionals, or downsizers. **Interior Highlights** The bright main floor features a spacious living room, a functional kitchen with ample cabinetry, and a dining area ideal for gatherings. The primary suite includes a two piece ensuite, while two additional bedrooms and a full bath complete the level. The fully developed basement adds versatile space for a family room, office, or recreation area, plus three piece bath and laundry room. **Exterior & Outdoor Features** Enjoy the fully landscaped, partially fenced yard. The property includes an attached garage plus a detached single-car garage with alley access—ideal for storage or a workshop. **Prime Location** Close to parks, schools, shopping, and public transit, this home offers both convenience and comfort. Don't miss this fantastic bungalow—schedule a viewing today! This home is sold as is where is, with no warranties or representation. All offers must be unconditional before presenting to the courts.