

**11312 105 Avenue**  
**Fairview, Alberta**

**MLS # A2144676**



**\$169,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	1951 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Coverall building is negotiable

Check out this extremely spacious and charming character home! The lot itself is just over 10,000 SqFt offering plenty of space for extra vehicles and R.V parking! The fenced yard is great for both pets and entertaining with a separated dog run section and another section with a nice fire pit area! The double garage (20'x25' Feet) is great for storage! This two storey home has been thoughtfully renovated over the last few years to create a beautiful and functional living space! The bright eat in kitchen has plenty of cupboards and counter top space. A large living room, 2 bedrooms (one currently used as the laundry area), and 1 full bathroom complete the main floor. Upstairs you will find 2 more bedrooms and another full bathroom. This home is very clean and well cared for! If you are looking for an affordable, well maintained, and move in ready home then this is the one for you!