

**11229 107 Avenue
Fairview, Alberta**

MLS # A2158683



\$129,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,048 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Siding	Zoning:	R2
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: N/A

Ideal Family Living in Fairview: A 4-Bedroom Bungalow with Functional Layout and Modern Comforts! Nestled in a quiet, family-friendly neighborhood in Fairview Alberta, this charming 4-bedroom, 2-bathroom bungalow offers the perfect blend of comfort and convenience. Designed with a flowing & functional floor plan, this home provides an inviting space for both everyday living and entertaining. As you step inside, you'll be greeted by a bright and open main living area, where natural light comes in, creating a warm and welcoming atmosphere. The kitchen is spacious and has plenty of counter space, and a breakfast bar island and eat in dining area that makes meal prep and casual dining a breeze. The main floor is home to three bedrooms and a full bathroom, providing ample space for a growing family. The partially finished basement offers additional living space, with a fourth bedroom, a second bathroom, and an open rec room area. The basement also includes a laundry and storage room, ensuring everything you need is right at your fingertips. Step outside to enjoy the large backyard, an ideal setting for outdoor activities and gatherings. Whether you're roasting marshmallows around the fire pit or utilizing the 10x12 shed for extra storage or hobbies, the outdoor space is as versatile as it is enjoyable. This home is situated close to schools, parks, shopping, and all the amenities Fairview has to offer, making it an excellent choice for families looking for both convenience and a peaceful setting. This home needs work, it needs someone with a handy touch.