

**11704 105 Avenue**  
**Fairview, Alberta**

**MLS # A2165405**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Shed

Discover this beautifully updated 1,232 sq. ft. bungalow with a fully finished basement, nestled on a quiet street in Fairview. Boasting ample parking with a lengthy driveway alongside an easement, this home offers a private, fully fenced yard with gated access. Recent updates include a new roof, decks, back fence, furnace, hot water tank, kitchen, fresh paint, exterior renovation, vinyl windows, landscaping, and more! The heated double garage adds convenience, while the backyard is an oasis for relaxing, hosting gatherings, or enjoying cozy campfires. Inside, you'll find 4 bedrooms plus a den that could easily become a 5th bedroom, 2 fully updated bathrooms, and two spacious living rooms. The main living room is filled with natural light from a large window, and a cozy gas fireplace adds warmth. The upgraded kitchen features modern appliances and a sliding patio door that leads to a private back deck, perfect for hosting or unwinding in peace. The main floor also offers a comfortable master bedroom and two additional bedrooms, while the basement includes a large rec room, a future theater room, 1 bedroom plus a den, a full bathroom, a laundry room, and plenty of storage. Located close to a K-9 school, parks, and just 10 km from Sand Lake with its abundant ATV trails, this Fairview gem is ready to be your new home. Don't miss out—schedule your viewing today!