

**10300 118 Street**  
**Fairview, Alberta**

**MLS # A2166176**



**\$176,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** N/A

Home Sweet Home! Fully Developed! Investment opportunity or perfect Family home! Natural Light greets you throughout this 1040 sq ft bungalow backing onto green space! A welcoming main floor hosts the bright and open living room, a spacious kitchen and open dining area. Two well sized bedrooms and a full Bathroom are also located on the main level. Laundry is conveniently situated on the main level in the common area entrance. Downstairs has a full non conforming suite that can be used as a mortgage helper or just use as more space for that growing family or private place to host friends or guests. A private fenced, landscaped backyard has a large garden and fire it area, there is also a spot to park your RV if so needed. You will find lots of parking space out front along with a carport and paved driveway, the roof was done in 2015, close to schools, playgrounds, shopping centers and all of the amenities the Town of Fairview has to offer! Pride of ownership and perfectly priced, you will definitely want to check out this home! Roof is about 7-8 years old.