

**11120 103 Avenue**  
**Fairview, Alberta**

**MLS # A2167423**



**\$349,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,281 sq.ft.	<b>Age:</b>	1935 (89 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Plug-In, Rear Drive, Side By Side, Stall, Unpaved		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, G		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Other, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, High Ceilings, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s)		

**Inclusions:** Existing Window Coverings, Small Chest Freezer, 2 Electric Fireplaces, Gas Fireplace (in Studio/Office), Special Use Building (Presently used as a Studio), Greenhouse

Asking Only \$349,000.00 for this 1935 Historic / Vintage Home located in the Heart of the Peace (Fairview, Alberta)! Over 2200 sq. ft. of Living Space &ndash; Capturing the Craftsmanship of this Unique Home. The Main Level Offers &ndash; Sunroom (seasonal), Lovely Reception Area, Sizable Living Room (for the last 7 yrs. has been utilized as a Venue for the National Organization for &ldquo;Home Routes&rdquo;), Dining Area Boosts a Beautiful Built-in Cabinet for Linens and Tableware, Kitchen is Large enough for you to incorporate an Island, Newer 4-piece Custom Bathroom with Detailed Design (Originally was the Maids Room) and the Back Porch. Level Two Hosts 4 Bedrooms, Laundry (Stacking washer dryer combo), Water Closet (1/4 Bath), &frac34; Bath (Tub, Shower/Sink). Level Three (Professionally Built Addition) presents a Flex Area with Compact Kitchen (On-Demand hot water) a wonderful area for a Man/Woman Cave or Utilize as a Library. Completed the parcel is the Beautiful Landscaped Yard, Faux Creek (used to divert water away from the house), Small Vegetable Garden Area, Greenhouse, 4-Parking Stalls with Power & Lighting, Studio/Flex Building (Older Garage, which was converted 2016 with Spray Foam Insulation, Windows, Doors, Stone Clad Gas Fireplace, 3 Electric Baseboard Heaters). Seriously this is a MUST VIEW to appreciate the True Details of this parcel ~ Book your Viewing Today! (This Home was operating as an AirBND).

Inclusions: Fridge, Stove, Washer/Dryer (Stacking), Existing Window Coverings, Small Chest Freezer, 2 Electric Fireplaces, Gas Fireplace (in Studio/Office), Special Use Building (Presently used as a Studio), Greenhouse: 2023- \$3066 Electrical: \$231.20 Gas Average: \$190.18 per Month.