

780-814-1126 tallon@tallonjebb.ca

11308 106 Avenue Fairview, Alberta

MLS # A2198327



\$164,900

Division:	NONE				
Туре:	Residential/Hou	use			
Style:	Bungalow				
Size:	1,260 sq.ft.	Age:	1979 (46 yrs old)		
Beds:	3	Baths:	2		
Garage:	Alley Access, Asphalt, Driveway, Front Drive, Garage Faces Front, Ga				
Lot Size:	0.17 Acre				
Lot Feat:	Feat: Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level				
	Water:	-			
	Sewer:	-			
	<u> </u>	-			

Heating:	Forced Air, Natural Gas	Water:	-		
Floors:	Carpet, Linoleum	Sewer:	-		
Roof:	Asphalt Shingle	Condo Fee:	-		
Basement:	Finished, Full	LLD:	-		
Exterior:	Other	Zoning:	R-1		
Foundation:	Other	Utilities:	-		
Features					

Features: Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows

Inclusions: N/A

Charming 3-Bedroom Bungalow with Dual Garages This 3-bedroom, 2.5-bathroom bungalow offers 1,260 sq. ft. of comfortable living space in a desirable neighborhood—perfect for families, professionals, or downsizers. Interior Highlights The bright main floor features a spacious living room, a functional kitchen with ample cabinetry, and a dining area ideal for gatherings. The primary suite includes a two piece ensuite, while two additional bedrooms and a full bath complete the level. The fully developed basement adds versatile space for a family room, office, or recreation area, plus three piece bath and laundry room. Exterior & Outdoor Features Enjoy the fully landscaped, partially fenced yard. The property includes an attached garage plus a detached single-car garage with alley access—ideal for storage or a workshop. Prime Location Close to parks, schools, shopping, and public transit, this home offers both convenience and comfort. Don't miss this fantastic bungalow—schedule a viewing today! This home is sold as is where is, with no warranties or representation. All offers must be unconditional before presenting to the courts.