

11105 108 Avenue  
Fairview, Alberta

MLS # A2073392



**\$182,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Large family home close to the hospital and close to downtown. Main level is ideal for mobility limitations with only a few front steps and laundry on the main floor. The basement walks out at ground level and is great for roommates with its own entryway and back alley parking. The main level is open concept with access to a large deck, and the primary bedroom is right next to a large 3 piece bathroom. Then there's the large laundry room that can double up as a sitting room or an exercise room or even a bedroom if needed. The basement offers 3 bedrooms, a large family room, a 3-piece bathroom and a utility room. Outside there is a garden spot in place, an 8' x 10' shed and a 16' x 28' wired and heated garage. Call your Realtor today for an appointment to view.