

**11828 104 Avenue
Fairview, Alberta**

MLS # A2178933



\$225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1970 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Concrete, Mixed, Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sauna, See Remarks		

Inclusions: Infrared Sauna, Desk with Shelving in Basement, Storage Shelves, Cabinets and Counter in Basement, 2 Storage Sheds, Garden Boxes, Solar System with 10 Panels

This 4 Bedroom Home located in the Town of Fairview could be your New Home for Christmas! This well maintained, Energy Efficient home Hosts, 4 Bedrooms on the main floor, Spacious Living Room with New Vinyl Planking, Updated 3/4 Bath, Efficient Working Eat-in Kitchen with Large Windows above the sink so you can watch your children as they play in the backyard! Basement Offers a Full Bath, Office Area, Infrared Sauna, Gas Fireplace, Media/Rec Area, Storage with plenty of Shelving and Cabinets and Utility Room. The Fenced Landscaped Backyard Boasts Parking Area for your RV, Garden Shed, Cold Storage Shed, 3 Garden Boxes plus the Bonus of 10 Solar Panels to Offset your Electrical Bills. What more can you ask for in this price range. Bring your Family Home for Christmas! Updates Include: Exterior finished with 3 inches of Styrofoam and Synthetic Stucco, Furnace Installed 2009, replaced Fan motor module in 2020, Heat Recovery Ventilation System 2010, Hot Water Tank 2020, Gas Fireplace, Shingles 2016, Solar System 2012 with replacement of inverters in 2022, Windows Main Level 2000, Kitchen 2008, Vinyl Planking Nov. 2024, Back-up Flow Protection, Composite Decking