

**11604 107 Avenue
Fairview, Alberta**

MLS # A2188009



\$199,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,259 sq.ft.	Age:	1993 (32 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	City Lot, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings as viewed, garage door opener & remote

Fully developed bi level home with 6 bedroom and 3 bathrooms. Located on a fabulous street, and no neighbours behind. Move into this home right away or do some cosmetic improvements to instantly increase value. The main floor has a vaulted ceiling, large open concept living, kitchen & dining area. Lots of beautiful quality wood cabinetry in the kitchen, with soft close doors & drawers. 3 bedrooms and 2 bathrooms on the main floor. The primary bedroom has a walk in closet and ensuite. The shower & vanity have been removed from the ensuite; washer & dryer hook ups were added to accommodate the former elderly resident. The ensuite could easily be converted back to include a shower & vanity. The lower level has 3 more bedrooms, a full bath and a family room complete with gas fireplace. Access the deck/backyard from the dining/kitchen door. Natural gas line for the BBQ. Fenced back yard and no development behind the home. Shingles were replaced in 2013; so lots of life left. Attached garage. This is a very good home but with some cosmetics updates this home would be amazing! The assessed value of this home \$263,900. View this home today and submit your best offer. Offers will be reviewed after 5:00pm on Monday, January 20.