

10712 113 Street  
Fairview, Alberta

MLS # A2188112



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Driveway, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

**INVESTOR ALERT!! NOW IS THE TIME TO INVEST IN FAIRVIEW!!** This three bedroom up/down duplex with a 35 x 26 heated triple car garage is an ideal property for the perfect investor buyer! The home's main floor features an open concept and cozy living room, kitchen and the dining area. The spacious kitchen has a custom made island with built in flat top stove, and lots of cabinet and counter space. An updated four-piece bathroom with laundry area and two bedrooms are also located on the main level. A separate entrance takes you to the lower level of the home with a king size bedroom, bathroom, living room, and kitchen this is the ideal space to host friends or family while providing a private space for them. This property sits on an extra large lot right in the heart of Fairview! Close to schools, playgrounds and all of the amenities the town of Fairview has to offer! The detached, insulated and heated triple car garage has back alley access plus RV parking! The siding and windows were done 8 years ago. This house has had many renos over the years and is a must see! Ideal for a first time home owner or investor!