

**11304 108 Avenue
Fairview, Alberta**

MLS # A2259043



\$252,500

Division: NONE

Type: Residential/House

Style: Bungalow

Size: 1,103 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 4 **Baths:** 2

Garage: Single Garage Detached

Lot Size: 0.32 Acre

Lot Feat: Back Yard, City Lot, Garden, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, No Animal Home

Inclusions: Shed

This charming corner-lot bungalow is full of character and ready to welcome its new owners! Step inside to a spacious foyer that opens into a bright, kitchen featuring maple cabinets, oversize pantry, and stainless steel appliances. The open layout makes it the perfect space for gathering with family and friends. The main floor has been updated with beautiful sculpted hardwood throughout the living room, hallway, bedrooms, and office/dining space, along with built-in features like an entertainment center for added function and style. You'll also appreciate the top-of-the-line new windows on the main level, additional insulation in the attic—energy-efficient and ready to keep you cozy through the winter. Major upgrades such as the furnace, shingles, and hot water tank add even more value and peace of mind. The fully finished basement offers a large family/rec room, two additional bedrooms, another full bathroom, and plenty of storage. Outside, the large landscaped yard is fenced and includes a block patio, and play center, shed, and a single-car garage. Whether you're searching for a family home or a solid investment property, this one is a must-see! Book your showing today.