

**10908 102 Avenue**  
**Fairview, Alberta**

**MLS # A2261015**



**\$172,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Laminate

**Sewer:** Sewer

**Roof:** Metal

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RCT

**Foundation:** Poured Concrete

**Utilities:** Electricity, Natural Gas, Phone

**Features:** Tankless Hot Water

**Inclusions:** N/A

**RARE OPPORTUNITY IN THE HEART OF DOWNTOWN!** Nestled in downtown Fairview and being zoned commercial gives this quaint property the extra edge, with the ability to be utilized as a family home or an office for your business. The grocery store and banks are only a block away! The newer metal roof, siding and windows make the property visually appealing for passersby. A double car, heated garage with back alley access and a landscaped, fully fenced back yard are the perfect finishing touches to the exterior of the property. Don't miss this chance at your very own home based business in a high traffic location. Call your Realtor to view.