

**10703 108 Avenue**  
**Fairview, Alberta**

**MLS # A2307202**



**\$189,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, No Back Lane, Rectangular Lot		

**Heating:** Central, Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

Step into comfort and convenience with this beautiful, newer-construction home. Enjoy an inviting open-concept kitchen and dining area, two bedrooms on the main level, and a private ensuite in the Primary bedroom. Main-floor laundry adds ease to your daily routine, while the basement offers endless possibilities—space for two more bedrooms, a large family room, and roughed-in plumbing for a future bathroom. Complete with a partially fenced yard and wood supply for additional fencing. The storage shed will keep your yard maintenance equipment dry and secure. This is the perfect blend of modern living and peace of mind. Don't miss out—schedule your tour now!