

**10616 104 Avenue**  
**Fairview, Alberta**

**MLS # A2309968**



**\$134,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Fr		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level		

<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>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this charming and well-maintained 1,048 sq. ft. home situated on a large corner lot with a detached double garage, fenced yard, and plenty of extra storage space. This cute and cozy property offers 2 bedrooms and 1 full bathroom, featuring a good-sized kitchen, spacious living room, and dedicated dining area—perfect for comfortable everyday living. The large primary bedroom provides plenty of space, while main floor laundry adds convenience. This home has seen numerous updates, including fresh paint completed 2 years ago, new kitchen countertops, updated blinds, newer fridge and washing machine, new flooring in the kitchen and laundry/storage area, updated light fixtures. Outside, enjoy the fully fenced yard, cozy fire pit area, abundant shed storage, and the bonus of a massive garage space with newer overhead garage doors. Located within walking distance to downtown, this property offers convenience, charm, and great value—perfect for first-time buyers, downsizers, or investors alike! Roof and eavestroughs in 2012, Furnace and ducting in 2017