

**10829 106 Avenue**  
**Fairview, Alberta**

**MLS # A2310159**



**\$69,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters		

**Inclusions:** n/a

This home hosts 3 bedrooms, office, cozy eat in kitchen, plus a very spacious living room/dinning area. This home has a walk out basement, fenced yard, vinyl plank flooring throughout. There is a large apple tree in the front yard and a very nice cherry tree in the back yard. Currently there is a tenant that is renting for \$1400/month. Pictures online are from 2021 before current tenant moved in, there is no current pictures with tenants belongings. Home is being sold in as is condition. This home is a great starter home with loads of potential! Call for you viewing!