

10904 108 Avenue
Fairview, Alberta

MLS # A2327572



\$209,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.72 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2-Sheds / GDO and controls

Situated on 108 Avenue in Fairview, this property sits on two titled lots offering an expansive yard with mature trees that provide exceptional privacy. Inside, you'll find a functional and inviting layout featuring a spacious kitchen with ample cabinetry and countertop space. The dining area overlooks the beautifully landscaped backyard and large deck, making it the perfect spot to enjoy your morning coffee or entertain guests. The bright, south facing living room is warm and welcoming, complete with a cozy wood burning stove. The main floor offers two comfortable bedrooms and a full bathroom, while the finished basement provides additional living space along with a second bathroom, making it ideal for a family room, recreation area, or home office. Originally built in 1949, the home underwent major renovations in 1990 and has been well maintained, with a furnace installed in 2005 and a hot water tank replaced in 2022. The detached garage, built in 2002, provides excellent parking and storage space. If you're looking for a property with a huge private yard, mature trees, and plenty of room both inside and out, this home is a must-see. Book your showing before it's gone!