

**11836 104 Avenue**  
**Fairview, Alberta**

**MLS # A1047222**



**\$229,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1994 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Detached Garage, Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** -

Cozy family home, Guest suite in the basement with a separate entrance. Guest suite offers nice cabinets, comfortable living room, one bedroom and a nice bathroom. The home is rebuilt with new flooring, is freshly painted and master bath redone. Off the dining area through patio doors is a large covered deck, excellent for those summer barbecue's or relaxing on those warm summer evenings. A large single garage/workshop combination, a overhead door in the front and the rear. Extra parking