

11823 102 Ave.  
Fairview, Alberta

MLS # A2211931



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Seize the opportunity to acquire this exceptionally maintained bi-level home, perfectly situated and ready for immediate occupancy. Boasting a desirable location and a wealth of desirable features, this property offers both comfort and convenience. The main level features three generously sized bedrooms, providing ample space for family or guests. The master suite includes a private two-piece ensuite for added comfort and convenience. A well-appointed three-piece bathroom serves the remaining bedrooms and living areas. Enjoy a spacious and inviting living room, perfect for quiet relaxation or entertainment. The meticulously maintained kitchen offers an abundance of cupboard space, catering to the needs of even the most discerning home chef. Weather permitting, the 12' X 12' deck offers further relaxing and entertaining options. While currently unfinished, the well-insulated basement presents a blank canvas, ripe with potential for customization to suit your unique needs and preferences. Furthermore, this property boasts a double detached, heated garage with a 10' ceiling, ideal for workshop activities, vehicle storage, or hobby pursuits. The fenced yard, meticulously developed garden, front and back parking, and RV access further enhance the appeal and practicality of this exceptional offering. Don't miss your chance to own this pristine and well-maintained residence. Schedule your private viewing today.