

**11205 103 Avenue
Fairview, Alberta**

MLS # A2242189



\$109,900

Division: NONE

Type: Residential/House

Style: 1 and Half Storey

Size: 1,064 sq.ft. **Age:** 1930 (96 yrs old)

Beds: 3 **Baths:** 1

Garage: Off Street, Stall

Lot Size: 0.15 Acre

Lot Feat: Back Yard, Few Trees, Front Yard, Lawn

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Separate Entrance		
Inclusions:	Shed/greehouse		

Charming and Cozy Home Across from the Elementary School! Welcome to this delightful 1.5-storey home located in a prime spot directly across from the elementary school in Fairview. Offering 3 bedrooms and 1 bathroom, this home is perfect for first-time buyers, young families, or those looking to downsize. Two of the bedrooms are tucked away upstairs, while the third bedroom and the full bathroom are conveniently located on the main floor. The spacious kitchen flows seamlessly into a large, inviting living room—ideal for hosting friends and family. Outside, enjoy a generous, fully fenced backyard with an apple tree for your picking, and ample space for kids, pets, or summer campfires. With both street parking and rear alley access, you'll have plenty of room for vehicles and toys. Don't miss this well-located gem with endless potential! Have peace of mind knowing HWT was replaced in 2020, roof was replaced in 2022 and a brand new deck in 2023.