

**10908 102 Avenue
Fairview, Alberta**

MLS # A2261015

\$172,000



Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,410 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RCT
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	Tankless Hot Water		

Inclusions: N/A

RARE OPPORTUNITY IN THE HEART OF DOWNTOWN! Nestled in downtown Fairview and being zoned commercial gives this quaint property the extra edge, with the ability to be utilized as a family home or an office for your business. The grocery store and banks are only a block away! The newer metal roof, siding and windows make the property visually appealing for passersby. A double car, heated garage with back alley access and a landscaped, fully fenced back yard are the perfect finishing touches to the exterior of the property. Don't miss this chance at your very own home based business in a high traffic location. Call your Realtor to view.