

11320 106 Avenue  
Fairview, Alberta

MLS # A2209233



**\$80,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	720 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Charming & Affordable 2-Bedroom Home with Spacious Yard Welcome to this affordable 2-bedroom, 1-bathroom home situated on a generously sized lot. Enjoy the perks of a huge backyard with ample parking that stretches from the front street all the way to the back alley &mdash; perfect for extra vehicles, trailers, or future development. Step inside to a inviting porch that opens into a functional kitchen and dining area. The south-facing living room provides plenty of natural light, creating a warm and welcoming space. Two comfortable bedrooms and a full bathroom complete the main floor layout. The partial basement includes a laundry area and utility room, offering additional storage and functionality. This charming home is full of potential &mdash; whether you're a first-time buyer, investor, or looking to downsize. Book your showing today and come see the possibilities for yourself!