

11823 102 Ave.
Fairview, Alberta

MLS # A2211931



\$275,000

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|-------------|---|--------|-------------------|
| 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.