



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11136 103 Avenue
Fairview, Alberta

MLS # A2333051



\$143,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R2
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

Warm, welcoming, and move-in ready, this compact home is conveniently located across from EEO School in Fairview, Alberta. Whether you are a first-time homeowner, retiring, starting or growing your family, or looking for an investment opportunity, this home offers comfort, convenience, and potential. Featuring 3 bedrooms, this older home also provides room to expand, with the basement offering possibilities for additional bedrooms, living space, or your own creative vision. The side yard and backyard are enclosed with a high fence, adding privacy and creating a secure outdoor space for you and your family / pets to enjoy. A single detached garage provides added protection for your vehicle from the outdoor elements. Call today to book a viewing and see how this could become your place to call home. Updates include-furnace 2001, shingles 2008, interior and exterior painting 2022–2024, and hot water tank 2025.