



GRASSROOTS
REALTY GROUP

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10915 104 Ave Avenue
Fairview, Alberta

MLS # A2334685



\$97,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	672 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RCT
Utilities:	-

Inclusions: N/A

Prime Downtown Lots – Perfect for Builders, Investors & Home Buyers. Discover a rare and versatile opportunity in the heart of downtown! This exceptional property offers incredible flexibility, whether you're a first-time homebuyer, downsizing, enjoying single-person living, or seeking a smart investment. Zoned as Residential Commercial Transitional, this lot is not just a home site—it also provides fantastic potential for a small business or home-based enterprise. Spanning two generous lots totaling 70 feet by 130 feet, there's ample room to design the space you've always dreamed of. The prime downtown location is ideal for building a duplex or a 4-plex, unlocking significant income potential. Enjoy unbeatable convenience with the hospital, post office, and downtown shopping just moments away. Plus, the back alley access offers easy entry and flexible options for parking or additional storage. Whether you're building your dream home or your next investment, this property delivers exceptional value in a location that has it all. Act fast—opportunities like this don't last!