



GRASSROOTS
REALTY GROUP

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11216 106 Ave Avenue
Fairview, Alberta

MLS # A2335964



\$69,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	557 sq.ft.	Age:	1938 (88 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Carport		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Private, See Remarks		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

Pretty much the cutest thing you will ever see! A well taken care of heritage home, beautiful flowers greet you as you walk up to this quaint home tucked away on a quiet street in Fairview. With the massive lot size any expansion dreams are your for the taking, with mature tree's and a storage shed, this lot has everything you could ask for at the affordable price of \$69,999. This 557 sq. ft. 1 bedroom, 1 bathroom home is a great option for a first-time buyer, downsizer, or anyone looking for an affordable income property. The efficient layout makes great use of the space, featuring a bright living area with plenty of windows, a functional kitchen, in-home laundry, and a comfortable bedroom and full bathroom. A wood stove adds extra warmth and character to the main living space. Outside, mature trees, lush greenery, and beautiful flowering plants give the yard a private, established feel. A cute and affordable home with plenty of personality and potential!