



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**10401 107 Avenue**  
**Fairview, Alberta**

**MLS # A2203513**



**\$52,990**

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.20 Acre
<b>Lot Feat:</b>	City Lot, Irregular Lot, Near Golf Course, Street Lighting, Subdivided
<b>By Town:</b>	-
<b>LLD:</b>	34-81-3-W6
<b>Zoning:</b>	R1
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	-

**Public Remarks:** Discover the perfect opportunity to build your dream home on this one of 20 fully serviced lots in the vibrant town of Fairview, Alberta. These prime lots range from 6,673 to 11,797 sq ft in size boast fully paid front pavement and R1 zoning with the potential for an R3 upgrade - ideal for investors or homeowners looking to capitalize on the current shortage of pre-owned homes. Nestled close to a scenic golf course and picturesque walking trails, this location offers both tranquility and convenience. With great pricing and endless potential, seize your chance to create something extraordinary in Fairview's thriving community. Lots 44, 45 and 46 are sold.