

# \$80,000 - 11320 106 Avenue, Fairview

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MLS® #A2209233

**\$80,000**

2 Bedroom, 1.00 Bathroom, 720 sqft

Residential on 0.17 Acres

NONE, Fairview, Alberta

Charming & Affordable 2-Bedroom Home with Spacious Yard

Welcome to this affordable 2-bedroom, 1-bathroom home situated on a generously sized lot. Enjoy the perks of a huge backyard with ample parking that stretches from the front street all the way to the back alley – perfect for extra vehicles, trailers, or future development.

Step inside to a inviting porch that opens into a functional kitchen and dining area. The south-facing living room provides plenty of natural light, creating a warm and welcoming space. Two comfortable bedrooms and a full bathroom complete the main floor layout.

The partial basement includes a laundry area and utility room, offering additional storage and functionality.

This charming home is full of potential – whether you're a first-time buyer, investor, or looking to downsize. Book your showing today and come see the possibilities for yourself!

## Essential Information

MLS® #                      A2209233

Price                        \$80,000

Bedrooms                2



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 720         |
| Acres          | 0.17        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11320 106 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished                        |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Storage                                       |
| Lot Description   | Back Lane, Back Yard, Few Trees, Lawn, Sloped |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Siding                                   |
| Foundation        | Perimeter Wall                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 79              |

Zoning R1

## Listing Details

Listing Office Grassroots Realty Group Ltd.

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