

# \$182,900 - 11105 108 Avenue, Fairview

MLS® #A2190368

**\$182,900**

4 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.16 Acres

NONE, Fairview, Alberta

Are you searching for the perfect family home that combines comfort, convenience, and versatility? Look no further! This spacious residence is ideally situated close to the hospital and close to downtown, making it perfect for busy families and professionals alike.

The main level of this home is thoughtfully designed for easy mobility, featuring only a few front steps and laundry facilities conveniently located on the same floor. Enjoy an open-concept layout that seamlessly connects the living spaces, leading you to a large deck perfect for outdoor entertaining. The primary bedroom is conveniently located next to a generously sized 3-piece bathroom, ensuring privacy and accessibility.

But thatâ€™s not all! The expansive laundry room offers endless possibilitiesâ€”it can serve as a cozy sitting area, a home gym, or even an additional bedroom if needed.

Venture to the basement, where you'll find three additional bedrooms, a spacious family room, and another 3-piece bathroom. The basement features a walkout at ground level, providing a separate entryway ideal for roommates, complete with back alley parking. Outside, enjoy a designated garden spot, an 8' x 10' shed for all your gardening tools, and a heated 16' x 28' garageâ€”perfect for hobbies or additional storage.

Donâ€™t miss this opportunity to make this versatile family home your own! Call your Realtor today to schedule a viewing and



experience all that this property has to offer.

Built in 1975

### **Essential Information**

MLS® #	A2190368
Price	\$182,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	11105 108 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Block

**Additional Information**

Date Listed	January 28th, 2025
Days on Market	84
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Mighty Peace Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.