

**10908 102 Avenue
Fairview, Alberta**

MLS # A2261015



\$172,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,410 sq.ft. | Age: | 1946 (80 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached, Driveway, Heated Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-------------------------|-------------------|---------------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate | Sewer: | Sewer |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RCT |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas, Phone |
| Features: | Tankless Hot Water | | |

Inclusions: N/A

RARE OPPORTUNITY IN THE HEART OF DOWNTOWN! Nestled in downtown Fairview and being zoned commercial gives this quaint property the extra edge, with the ability to be utilized as a family home or an office for your business. The grocery store and banks are only a block away! The newer metal roof, siding and windows make the property visually appealing for passersby. A double car, heated garage with back alley access and a landscaped, fully fenced back yard are the perfect finishing touches to the exterior of the property. Don't miss this chance at your very own home based business in a high traffic location. Call your Realtor to view.