

10908 102 Avenue  
Fairview, Alberta

MLS # A2261015

**\$172,000**



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

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