

# \$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	Unfinished, Partial

### 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	15

Zoning R1

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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