

# \$89,900 - 11217 106 Avenue, Fairview

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MLS® #A2242665

**\$89,900**

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.15 Acres

NONE, Fairview, Alberta

If you are tired of renting and are looking for a small starter home, this house is for you! If you are an investor looking for a rental house, this house is for you! The basement is unfinished, but the concrete floor was redone in 2011. Sump pump holes were added, and the new floor got a new a coat of paint at that time. The furnace and hot water tank were replaced at that time as well. The main level features 2 bedrooms, kitchen, living room, and 1 four-piece bathroom. There is a rear porch and deck. A long drive through driveway allows for easy access and ample parking. The laminate flooring is in good condition. The shingles are in good shape as well, no need for replacement. The house is attractively priced in order to facilitate a fast sale. Don't miss out on a good buy!



Built in 1955

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242665    |
| Price          | \$89,900    |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 752         |
| Acres          | 0.15        |
| Year Built     | 1955        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11217 106 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H1L0                    |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Off Street, Drive Through, Un |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                  |
| Appliances        | Electric Stove, Refrigerator, European Washer/Dryer Combination |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, City Lot, Few Tre |
| Roof              | Asphalt Shingle              |
| Construction      | Cement Fiber Board           |
| Foundation        | Poured Concrete, Block       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 47              |
| Zoning         | R2              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|



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