

# \$379,900 - 10936 108 Avenue, Fairview

MLS® #A2195629

**\$379,900**

4 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.44 Acres

NONE, Fairview, Alberta

This immaculate bungalow sits on a spacious double lot, totaling .44 acres, and includes a 28x34 heated shop/garage, combining comfort with functionality. Move-in ready, the home boasts a beautifully landscaped backyard, a well-maintained garden, a greenhouse, and a relaxing covered back patio—ideal for outdoor enjoyment.

Inside, you'll find a generous and bright, south-facing living room, dining area, and a kitchen that overlooks the tranquil backyard. The main floor features two cozy bedrooms, including a large primary suite with an ensuite bathroom. An additional full bathroom, complete with a jetted soaker tub, is conveniently located on the main level.

The fully finished basement offers cold storage, a laundry room, two large additional bedrooms, and a massive family room—perfect for gatherings or hobbies. The property has been meticulously cared for, and it's ready for new owners to take pride in this exceptional acreage-style living.

Located near all essential amenities, this property offers a remarkable opportunity for comfortable living, with the perfect balance of outdoor space, storage, and proximity to everyday conveniences.

Built in 1964



## Essential Information

MLS® #	A2195629
Price	\$379,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,147
Acres	0.44
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	10936 108 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

## Amenities

Parking Spaces	10
Parking	Heated Garage, Asphalt, Off Street, RV Access/Parking, RV Garage, Triple Garage Detached
# of Garages	4

## Interior

Interior Features	Vinyl Windows, Jetted Tub, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Microwave
Heating	Natural Gas, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, Private Yard
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Lot Description	Gazebo, Low Maintenance Landscape, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	75
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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