

# \$177,000 - 10308 106 Street, Fairview

MLS® #A2236071

**\$177,000**

3 Bedroom, 1.00 Bathroom, 1,616 sqft

Residential on 0.18 Acres

NONE, Fairview, Alberta

Welcome to this lovely 3-bedroom, 1-bathroom home, perfectly situated in a quiet neighborhood walking distance from the Fairview High School. With a spacious bonus room and living room, this property offers tons of space for relaxation, entertainment, or even a home office. Key Features: Affordable and perfectly sized for a small family. A beautiful and well spaced out kitchen. Bonus room is perfect for a home office, playroom, or entertainment space.

Detached garage accommodates 2 vehicles and a paved driveway that accommodates 1 vehicle. Detached garage also features a workshop area for DIY projects or hobbies. Backyard has expansive outdoor space ideal for family events, gardening, or simply enjoying the fresh air. tons of cabinets and drawers spread across the property offering lots of storage space. Don't miss this opportunity to own a charming home in a great location. Contact your favorite REALTOR® today to schedule a viewing and make this property yours!

Price: \$177,000

Location: 10308 106 street, Fairview, Alberta.

Status: Vacant and move-in ready

Contact your favorite REALTOR®? to schedule a showing today and make this house your home! \*Listing agent is related to seller\*



Built in 1955

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236071    |
| Price          | \$177,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,616       |
| Acres          | 0.18        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10308 106 Street          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H1L0                    |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 1                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Electric Oven, Electric Stove, Freezer, Washer |
| Heating           | High Efficiency, Forced Air                                       |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished, Crawl Space                                  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Private Yard, Rain Gutters |
|-------------------|--|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Front Yard, Garden, Lawn, Other |
| Roof            | Asphalt Shingle                            |
| Construction    | Stone, Vinyl Siding, Unknown               |
| Foundation      | Poured Concrete, Wood                      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 72             |
| Zoning         | R2             |

### **Listing Details**

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

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