



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9920 113 Street  
Fairview, Alberta

MLS # A2213443



**\$189,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1970 (56 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Attached Carport, Double Garage Detached, Drive Through, Drive		
Lot Size:	0.50 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	Class 1 Residential
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Wood Windows		

Inclusions: n/a

Spacious 6-Bedroom Bungalow on Huge Lot &ndash; Immediate Possession Available! Welcome to your next home! This well-maintained and generously sized 5-bedroom, 2.5-bathroom bungalow offers comfort, space, and functionality, all on a massive lot ideal for families, hobbyists, or anyone who appreciates outdoor living. Step inside and discover a layout designed for easy living. The main floor features a spacious living area with large windows that fill the home with natural light. The kitchen and dining areas flow effortlessly together, offering plenty of room for family meals or entertaining guests. With five bedrooms, there's space for everyone&mdash;whether you need extra sleeping quarters, a home office, or a craft room. Outside, enjoy the peaceful setting from your covered front deck&mdash;perfect for morning coffee or relaxing evenings. The double detached garage provides ample space for vehicles, storage, or workshop use, while the carport adds extra covered parking convenience. Drywall is behind all the panel board up stairs. The backyard is a true highlight: an extra-large lot with endless possibilities for gardening, play areas, or even future development.