



GRASSROOTS
REALTY GROUP

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**10815 113 Street
Fairview, Alberta**

MLS # A2213631



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Cleared		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Pantry, Storage, Wet Bar, Wood Windows		

Inclusions: n/a

Charming Bungalow on a Spacious Lot in Fairview! This fully developed bungalow offers nearly 1,400 sqft of comfortable living space on a generous lot with an extremely low-maintenance lawn—perfect for those seeking convenience without compromising outdoor space. Inside, you'll find 4 bedrooms and 3 full bathrooms, including a spacious primary suite complete with its own ensuite. Two additional bedrooms and a full bathroom on the main floor make it ideal for families or guests. Enjoy a bright, welcoming kitchen with large windows overlooking the front yard, a formal dining room for entertaining, and a private living room tucked to the side for relaxing evenings. Thoughtfully designed with main floor laundry just off the entry for added ease. Downstairs, the fully developed basement features a versatile layout with a large rec room, complete with a wet bar, perfect for gatherings. You'll also find multiple rooms to customize to your needs, a full bathroom, a spacious utility room, and a cold storage room—ideal for your home preserves. A detached garage adds convenience and functionality to this incredible property. Don’t miss your chance to own this gem in Fairview!