



**GRASSROOTS**  
REALTY GROUP

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**10417 116 Street**  
**Fairview, Alberta**

**MLS # A2213992**



**\$210,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,420 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Insulated, Off Street, Parking Pad, Rear Drive, Single Garage D		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Wood stove, garburator

4 bedroom 2 bath home with central air and a ventilation system that can't be beat! Located in the quaint area of Dunvegan, which is an older neighborhood with lots of mature trees and is close to the Catholic School. The living room and kitchen open into the dinning room and all have lovely vaulted ceilings. The kitchen has a garburator and a lovely breakfast bar between the kitchen and the dinning room. Off the kitchen is the back door that leads out to a large fenced back yard. There is an insulated 1 car garage that opens into the back alley, plus there is a large parking area that is off street parking. The large living room window was replaced in 2021, along with a new high efficiency furnace, central air and a ventilation system. 2024 New vinyl plank flooring was installed in the living room, dining room, hallway and into the primary bedroom. The left over plank flooring will be left to install where you choose! There is a new dishwasher in the box that will be left with the home. Shingles where installed some time in 2014. The basement has the 4th bedroom, craft room, 3 piece bathroom, laundry, and a large den with a lovely wood stove. Utilities (power & gas) for a family of 5 averaged \$381.61 in 2024 Don't miss out on this home, call your agent today!