



GRASSROOTS
REALTY GROUP

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**10709 111 Street
Fairview, Alberta**

MLS # A2215579



\$145,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: (2) sheds, Traeger Smoker

Charming Starter Home or Ideal Downsize — Move-In Ready! Welcome to your perfect new home! This beautifully updated and meticulously maintained property is available for quick possession. Featuring a spacious backyard that backs onto Fairview Hospital and offers convenient back alley access, this home is both private and practical. Enjoy the added value of a single detached garage and two storage sheds. Step inside through a generous porch that provides easy access to the laundry area. The inviting interior features two comfortable bedrooms, a dedicated office space, and a fully renovated, modern bathroom. The main living area is filled with natural light, creating a warm and welcoming atmosphere. The eat-in kitchen is well appointed with newer appliances, ample cabinetry, and extensive countertop space — perfect for everyday living and entertaining. The basement offers excellent storage options along with a cozy sitting room, ideal for a play area or extra living space for the family. This property has seen numerous updates over the past 10 years and is truly move-in ready. Don't miss your chance to make this lovely home yours — schedule a viewing today!