



GRASSROOTS
REALTY GROUP

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

10308 113 Ave
Fairview, Alberta

MLS # A2222168



\$149,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,299 sq.ft.	Age:	1928 (97 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Embrace a life of ease and tranquility in this meticulously renovated residence. Boasting single-level living, this home offers unparalleled convenience, ideal for retirement or discerning families. Recent upgrades include new windows, new shingles and new appliances. Featuring three comfortable bedrooms, a laundry conveniently situated near the kitchen, and large windows offering abundant natural light, this property ensures a seamless and comfortable living experience. Enjoy outdoor relaxation on the two-tiered deck overlooking an expansive backyard, complete with a shed and dedicated dog run. Privacy is assured by a treed front yard, complemented by ample parking and both front and rear access. This property presents a rare opportunity to enjoy a low-maintenance lifestyle without compromising on comfort or style. Schedule your private viewing today.