



GRASSROOTS
REALTY GROUP

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**10700 102 Street
Fairview, Alberta**

MLS # A2223878



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,313 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Asphalt, Double Garage Detached, Driveway, Front Drive, Garage Door Open		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s)		
Inclusions:	N/A		

Charming Custom Bungalow with No Rear Neighbours – Perfect for Downsizing or Retirement Built in 2010 and lovingly maintained, this fully developed 1,313 sq ft custom bungalow offers comfort, space, and privacy on a desirable corner lot with no rear neighbours. Thoughtfully designed with quality and functionality in mind, the home features beautiful oak kitchen cabinetry and a seamless open flow between the kitchen, dining, and living areas—ideal for entertaining or everyday living. Step out onto the sunny, south-facing covered deck, perfect for enjoying your morning coffee or hosting family gatherings. The main floor includes 2 spacious bedrooms, 2 bathrooms, and the convenience of main floor laundry. Downstairs, you’ll find a fully finished basement with a generous family room, a third bedroom, an additional bathroom, and plenty of storage. Additional highlights include a 22’ x 24’ attached garage, RV parking, a 5' x 8' greenhouse for gardening enthusiasts, and a mature yard with ample space and privacy. This home is an excellent option for someone looking to retire from the farm while still enjoying open space and a welcoming community. Move-in ready and built to last—this is bungalow living at its best.