



GRASSROOTS
REALTY GROUP

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**10304 116 Street
Fairview, Alberta**

MLS # A2228838



\$196,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Level, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the perfect family haven in a mature, well-established neighborhood. This inviting home boasts a functional floorplan built on a solid concrete basement, featuring a semi-open concept design filled with abundant natural light. The kitchen overlooks a safely fenced backyard, ideal for keeping an eye on children at play. The main level offers three comfortable bedrooms, while a fourth bedroom resides in the finished basement, alongside a large laundry/utility room and expansive open area perfect for recreation or hobbies. Outside, a beautifully developed garden awaits, complemented by an 18' x 26' detached garage with back alley access. Benefit from convenient parking pads both in front and back. Located close to schools, this property offers everything a growing family needs.