



GRASSROOTS
REALTY GROUP

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10605 107 StreetClose
Fairview, Alberta

MLS # A2233866



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

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

Inclusions: N/A

REDUCED-BRING AN OFFER-MOTIVATED SELLER-QUICK POSSESSION-Nestled in a quiet cul-de-sac, this exceptional family home offers an unparalleled living experience. The main level features three generously sized bedrooms, an open-concept layout bathed in natural light, and a spacious deck perfect for outdoor dining and entertaining. The finished basement adds significant living space, boasting two additional bedrooms, a comfortable family room, a large bathroom with laundry facilities, and a utility room with ample storage. Outside, a beautifully landscaped and fenced yard provides privacy, complete with a shed and a raised perennial garden. Plenty of room to build a garage in the back. Recent upgrades include a new hot water tank and new shingles, ensuring worry-free living. This home is in overall excellent condition and awaits its fortunate new owners. Call your Realtor for an appointment to view.