



**GRASSROOTS**  
REALTY GROUP

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**10633 102 Street  
Fairview, Alberta**

**MLS # A2234554**



**\$409,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Chest Freezer, (2nd)Fridge, Window Coverings, GDO, Security System (Telus), Furnishings negotiable

Welcome to your Ideal Family Home in Fairview, AB! Set in a Desirable Neighborhood, this Thoughtfully Designed property offers an Inviting Atmosphere with plenty of space for Comfortable Living. Step inside and discover a residence that truly checks every box for Retirees, Families and those seeking a Harmonious blend of Practicality, Quality and Class. Inside you enjoy a Bright, Open Floor Plan that makes it easy to spend time together—whether you’re relaxing in the living area, hosting friends, or preparing meals in the Efficient Kitchen. This wonderful Home Host, 3-Bedrooms and 3-Bathrooms—Each bedroom is Spacious and comes with its own Walk-in Closet, giving everyone plenty of space and privacy. With handy features like Air Conditioning, an Air Exchange System, Main Floor laundry, and Central Vacuum, everyday life is a breeze. The attached Double Garage and Generous Parking Pad mean parking is never a problem, even with visitors. Outside, the Landscaped Yard is simple to maintain so you have more time to enjoy the fully Fenced Backyard—perfect for kids to play and your furry friends to roam. Plus, you have access through a gate to the Dog Park! This Move-in ready home is designed for Retirees or Families who want comfort, convenience, and a friendly neighborhood. Don’t miss out—come see why this Home could be your Family’s next Happy Chapter! Book your Private Tour Today!