



**GRASSROOTS**  
REALTY GROUP

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**10404 116 Street**  
**Fairview, Alberta**

**MLS # A2235628**



**\$319,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lov		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** Extra Fridge, mini washer, 2 Chest Freezers, Shelf (in basement by the fridge), All all Window Coverings, Rug (living room), Key Rack (Front entrance), Greenhouse (all inside inclusive), Gas Fire Bowl on Deck, Firepit, Side Shed, Assorted Furnishing Negotiable

PRICE ADJUSTMENT \$30,000.00 ! Discover a sanctuary where comfort meets sustainability in this beautifully maintained 3-bedroom, 2-bath home, nestled within a tranquil natural environment. This enchanting property is more than just a house; it's an invitation to a lifestyle dedicated to clean living and harmonious coexistence with nature making it a perfect oasis for those seeking a balanced lifestyle. Step into an open concept living area bathed in natural light, thanks to updated windows that offer stunning views of the surrounding landscape. With calming, earthy tones throughout, every corner of this home promotes a sense of peace and serenity. Step onto the patio, built in 2022, where natural gas plumbing and synthetic Timbertech boards ensure durability and comfort. Electrical outlets have been strategically placed in the patio ceiling to provide the option of installing overhead radiant heaters, power for you to install radiant heaters, making this outdoor space enjoyable throughout the seasons. Envision sharing warm evenings with family and friends, immersed in the beauty of your surroundings. The yard is a nature lover's paradise, dominated by a variety of fruit trees and bushes that require minimal upkeep. Apple trees, cherry bushes, a saskatoon bush, raspberries, Jerusalem artichokes, borage that attract bees, and a lilac tree create a lush, vibrant landscape additionally a greenhouse with a thermostat so you can start your plants early. The front yard, seeded with a blend of bee turf and micro clover, grows only a few inches tall but dense which aides in helping to choke out the weeds thus reducing mowing needs and fostering a chemical-free environment. Wait, there is more! You'll find a new garage constructed in 2023 with spray foam insulation; a widened and raised design offering that extra room you need for your projects; A New extra thick concrete

driveway and retaining wall has been completed, perfectly suited for larger vehicles like motorhomes. Embarking on your natural living journey starts here! This home is not just an investment in property; it's an investment in your health, your happiness, and the environment. Begin assessing your lifestyle habits and setting meaningful goals for transformation in this beautiful setting. Don't miss out on this rare opportunity to own a home that embodies the spirit of natural living. Schedule a viewing today and take the first step toward your natural living lifestyle! Contact your favorite realtor today and schedule your private viewing!