



GRASSROOTS
REALTY GROUP

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10304 115 Street
Fairview, Alberta

MLS # A2236490



\$235,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Off Street, Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Welcome to this warm and inviting 1242 square foot bungalow nestled on a fully fenced lot in the heart of Fairview. Offering the perfect blend of space, comfort, and functionality, this home is ideal for families or anyone looking for a property with room to grow and relax. The main level features three spacious bedrooms, a full bathroom, and a bright, functional kitchen with adjoining dining and living areas—perfect for everyday living and entertaining. A covered back porch provides a cozy space to enjoy your morning coffee or unwind in the evenings. The fully finished basement offers even more living space, complete with an additional bedroom, a 3/4 bath, a large recreation room for games or movie nights, and a built-in sauna for your own personal retreat after a long day. A rare find, this property includes two detached garages, providing ample room for vehicles, storage, or a workshop. Whether you're a hobbyist, need space for your toys, or simply appreciate the extra parking, this home delivers. Situated on a fenced lot in a quiet, family-friendly neighborhood, this property is close to local amenities, schools, and parks. Don't miss your opportunity to own this well-rounded home with unique features in a great Fairview location. Book your private showing today!