



**GRASSROOTS**  
REALTY GROUP

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10805 114 Street  
Fairview, Alberta

MLS # A2237866



**\$244,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,108 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, Plug-In		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-82-3-W6
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Soaking Tub, Vinyl Windows		

**Inclusions:** Swing set if wanted

Looking for a comfortable house to move into with minimal renovations? If you are, then this place is for you. The house was built in 1985. The roof was redone in 2015. In 2020 the single lane parking was expanded into a double car driveway. The furnace was replaced in 2023, and central air conditioning was added. The large front window was replaced with PVC window in 2024. In 2025 four more upstairs windows were replaced with new PVC windows. The back deck was repainted in 2025. The back shed looks good and was shingled in 2025. Other rooms in the house upstairs and in the basement have been repainted over the years. The large back yard is fenced and there are no neighbors behind the lot. There is no garage on the property at the present time but there is plenty of room to construct one if that is important to you. This is a very well kept, comfortable home looking for a new owner. It could be yours but act quickly, there are not a lot of houses in this kind of condition in this price range.