



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10829 106 Avenue  
Fairview, Alberta

MLS # A2239144



**\$135,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.   | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas                              | <b>Water:</b>     | Public   |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | Public Sewer   |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Mixed, Stucco                                 | <b>Zoning:</b>    | R2   |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | Cable, Electricity Connected, Natural Gas Connected, |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Laminate Counters |                   |  |

**Inclusions:** n/a

This home hosts 3 bedrooms, office, cozy eat in kitchen, plus a very spacious living room/dinning area. This home has a walk out basement, fenced yard, vinyl plank flooring throughout. There is a large apple tree in the front yard and a very nice cherry tree in the back yard. Currently there is a tenant that is renting for \$1400/month. Pictures online are from 2021 before current tenant moved in, there is no current pictures with tenants belongings. Home is being sold in as is condition. This home is a great starter home with loads of potential! Call for you viewing!