



**GRASSROOTS**  
REALTY GROUP

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**10317 114 Street**  
**Fairview, Alberta**

**MLS # A2258684**



**\$174,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows, Wood Windows		

**Inclusions:** N/A

Step into timeless charm with this 4-bedroom, 2-bathroom family home featuring plenty of space and character. All 4 bedrooms are conveniently located upstairs along with a full bathroom, making it ideal for families. The main floor offers a spacious kitchen with abundant counter space, perfect for cooking and gathering, plus a dining room that flows seamlessly to the backyard deck, garden, and fire pit. A bright living room with a large window fills the home with natural light, while the hallway leads to bedrooms and bath for a thoughtful layout. The partially developed basement offers a flex space, additional bathroom, laundry area, and cold storage—great for storing your garden harvest—with room to create extra living areas or bedrooms. This home’s unique, original qualities will truly take you back in time, while offering the space to make it your own.