



GRASSROOTS
REALTY GROUP

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

**11304 108 Avenue
Fairview, Alberta**

MLS # A2259043



\$244,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, City Lot, Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bookcases, No Animal Home

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Shed

This charming corner-lot bungalow is full of character and ready to welcome its new owners! Step inside to a spacious foyer that opens into a bright, kitchen featuring maple cabinets, oversize pantry, and stainless steel appliances. The open layout makes it the perfect space for gathering with family and friends. The main floor has been updated with beautiful sculpted hardwood throughout the living room, hallway, bedrooms, and office/dining space, along with built-in features like an entertainment center for added function and style. You'll also appreciate the top-of-the-line new windows on the main level, additional insulation in the attic—energy-efficient and ready to keep you cozy through the winter. Major upgrades such as the furnace, shingles, and hot water tank add even more value and peace of mind. The fully finished basement offers a large family/rec room, two additional bedrooms, another full bathroom, and plenty of storage. Outside, the large landscaped yard is fenced and includes a block patio, and play center, shed, and a single-car garage. Whether you're searching for a family home or a solid investment property, this one is a must-see! Book your showing today.