



GRASSROOTS
REALTY GROUP

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

11200 106 Ave
Fairview, Alberta

MLS # A2261230



\$185,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: N/A

Wonderful opportunity to own your own home. Great location, is close to the hospital, close to schools, and close to the downtown shopping core. Complete main level living with only the utility room in the basement. With 3 bedrooms, there is plenty of space for everyone to have privacy. You will enjoy the full bathroom including a bathtub, plus a 3-piece ensuite from a private office (or turn it into a huge walk-in closet). Invite all your friends for a fun filled evening in the extra large living room, then enjoy the homemade goodies made in your very own cozy kitchen. Then there's the convenience of the double attached garage. The yard is fenced and ready for children and pets. Don't miss out on this chance to get a stable long term home. Call your Realtor for an appointment to view.