



GRASSROOTS
REALTY GROUP

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10408 106 Avenue
Fairview, Alberta

MLS # A2269821



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Level		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this 1560 SQFT 4+ bedroom, 2 bath bungalow in a desirable family neighborhood! This spacious, well-maintained home offers a bright open-concept main floor with a modern kitchen featuring stainless steel appliances, generous dining area, and a cozy sunken living room with a large bow window. The primary bedroom includes a 3-piece ensuite and walk-in closet, plus two additional bedrooms and an office/hobby room. The basement is almost completed with large family room, another bedroom, laundry with cabinetry, and extra storage. (just needs flooring) Enjoy the fenced backyard with fire pit, shed, and direct playground access! Updates include new shingles, garage door/opener, appliances, flooring, paint, sealed glass units, hot water tank, and fencing. Features central vac and 24x21 double attached garage. Move-in ready family home with space, comfort, and great curb appeal!