



GRASSROOTS
REALTY GROUP

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11713 103 Ave
Fairview, Alberta

MLS # A2271668



\$251,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

REDUCED AGAIN-Motivated seller-Hurry-Nestled in a friendly neighborhood, this charming family home offers the perfect blend of comfort and functionality. Imagine preparing meals in your air-conditioned kitchen while overlooking the secure, fenced backyard – ideal for children and pets. The spacious layout includes a large, private living room and three bedrooms on the main level. The finished basement boasts a fourth bedroom, a generously sized family room, and versatile space for a home gym or office. Enjoy the convenience of a front parking pad and back alley access. The detached 16' x 24' garage and a 12' x 16' shed offer substantial storage and workspace. This home is ready for you to create lasting memories. Don't miss out – schedule a viewing today!