



**GRASSROOTS**  
REALTY GROUP

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**11500 105 Avenue**  
**Fairview, Alberta**

**MLS # A2274199**



**\$289,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Welcome Home! Ready to move in and beaming with pride of ownership! Here you will find a beautiful kitchen with plenty of space for a dining table. The large living room has a large south facing window, making it bright and welcoming. Down a short light of stairs you will find a large family room with a gas fireplace, a large 3-piece bathroom with laundry facilities and a large upright freezer, plus a utility room and storage closets. Upstairs are 3 bedrooms and another 3-piece bathroom. The home comes outfitted with air conditioning, new central vacuum, newer windows and newer shingles. There is also a double detached garage, a shed, a garden area, and a private fenced yard. Close to schools yet away from the main drag. Call you realtor for a private viewing.