



GRASSROOTS

REALTY GROUP

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10209 106 Avenue
Fairview, Alberta

MLS # GP208598



\$299,900

Division:	Fairview		
Type:	House		
Style:	2 Storey		
Size:	2,147 sq.ft.	Age:	1986 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Possession:	Immediate		
Garage:	-		
Driveway:	Concrete		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood

Land: Landscaped

Features: Central Air Conditioning, Central Vacuum, Deck, Ensuite, Laundry-Main Floor, Patio

Water: -

Sewer: Municipal

Taxes: \$ 4,079

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Air hockey Table.

This fully developed and move in ready home could be yours! The spacious main floor features an open concept kitchen with tons of cupboards and a large island. The dining room area opens out onto a south facing backyard and the spacious living room with lots of natural light and vaulted ceilings, will prove perfect for entertaining. A large bedroom or office space and a laundry room half-bath combo complete the main floor. Upstairs you will find a master bedroom with large closet and ensuite, two good sized bedrooms, and a main bath with a tub. The basement is fully developed with rec room, additional office or storage room, cold room and a beautiful spa like bathroom with a hot tub. Your vehicle will be protected from the elements outside by an overhanging car port. Also here to enjoy, is a fully fenced and landscaped yard complete with storage shed, garden area, and fire-pit. There is plenty of South facing yard for your family to play and relax in! Book your showing today!