



**GRASSROOTS**  
REALTY GROUP

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11220 109 Avenue  
Fairview, Alberta

MLS # GP208972



**\$230,000**

<b>Division:</b>	Fairview		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	1979 (41 yrs old)
<b>Beds:</b>	3 up / 3 down	<b>Baths:</b>	3
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Detached		
<b>Driveway:</b>	Paved		

**Heating:** Forced Air, Wood

**Floors:** Hardwood, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Hardboard, Stone

**Land:** Landscaped

**Features:** Countertop(s)-Laminate, Ensuite, Indoor Hot Tub, Patio, Sunroom/Solarium

**Water:** -

**Sewer:** Municipal

**Taxes:** \$ 2,976

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** Fridge, Stove, Dish Washer, Washer and Dryer, Hot tub, Fridge in the basement, Shed

This 1504 SqFt bungalow is the perfect family home with tons of room for everyone to have their own space. The main floor offers two large family rooms, two dining areas, and a good sized kitchen over looking the lovely 144SqFt sunroom off the back of the house. 3 large bedrooms, one with 3/4 ensuite, and a full bathroom finish off the main floor. Down stairs has plenty of storage room with 3 large bedrooms, a great entertainment area and a large bathroom complete with hot tub and shower! The backyard has a great garden area with large apple and fruit trees. You will also find a large concrete patio and 22x24 heated garage. The home has been very well kept and updated with a new roof in 2017, and new windows and furnace in 2009. This is a great opportunity to purchase a large home with good bones while providing potential to gain equity and put your personal stamp on it by doing a few updates! Book your tour and see the potential!