



GRASSROOTS
REALTY GROUP

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10300 118 Street
Fairview (Hamlet), Alberta

MLS # GP210415



\$175,000

Division:	Fairview (Hamlet)		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	1982 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Greenbelt, No Neighbours Behind, Irregular Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Laminate Counters		

Inclusions: (2) stove, (2) Fridge, (2)Dishwasher, washer and dryer

This home offers plenty of privacy with a fully landscaped yard backing onto a park. The yard includes a large garden and stone fire pit area. This is a great location perfect for a young family as it is just one block from the STM school grounds. The home itself features 2 bedrooms on the main floor, a 4-piece bathroom, a large kitchen, and a dining and living area. Downstairs has a full suite with shared laundry offering the perfect opportunity to have a private area for friends or guests. The new roof was just installed in 2015. This home is a great starter home and could be yours! Book your showing today!