



**GRASSROOTS**

REALTY GROUP

1-833-GPROOTS (477-6687)  
aloha@grassrootsrealty.ca

10616 103 StreetClose  
Fairview, Alberta

MLS # A1159862



**\$240,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	1986 (36 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Jetted Tub, Storage		

**Inclusions:** None

This perfect family home boasts 6 bedroom, 3 bathrooms and sits in a quiet cul-de-sac and backs onto a park. The property has had many updates including a new roof in 2021, new flooring, a new furnace, and is updated with modern paint colors. It is truly move in ready! The main floor offers a large entry leading to a formal dining room, open kitchen with white cabinetry and breakfast table area, and spacious living room. There are also one full bathroom and bedroom on the main floor, a laundry room, and a storage area. Downstairs features the large primary suite with walk-through closet and ensuite with a jet tub for soaking and relaxing! There are four more bedrooms and another full bathroom completing the basement. The heated garage is great for the winter months and additional storage. A very nice covered deck overlooks the park and yard which is great for the whole family! Book your showing today!