



GRASSROOTS
REALTY GROUP

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10417 106 Avenue
Fairview, Alberta

MLS # A1216419



\$180,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	889 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Laminate, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: n/a

Great home in a Great neighborhood! This 4 bedroom 2.5 bath home with detached heated garage. In 2015 this home had many renovations, painted throughout, a new kitchen and appliances were added, a new master bedroom with walk through closet and full sized ensuite added. The basement saw a full sized bathroom added and 2 more bedroom. 2020 saw the basement fully renovated, all new vinyl plank flooring throughout, new furnace, new hot water tank, and new paint. With the basement having above grade windows, it makes for a nice bright living space. The fully fenced back yard is surrounded with a grassed alleyway to the rear and east side of the home. The back deck is a wonderful space to sit back and enjoy the long summer days! Make your appointment to view today!