



GRASSROOTS
REALTY GROUP

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10809 106 Avenue
Fairview, Alberta

MLS # A2062100



\$102,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	901 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Mixed, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers		

Inclusions: Window Coverings, Upright Freezer (in basement) Firepit, 3 Storage Sheds

NEW PRICE~ 102,000.00~AFORDABILITY / IMMEDIATE POSSESSION! This Older home will be Fantastic for a First Time Home Owner; Investor; Retired Couple or even a Small Family. The Main floor offers a Convenient Working Kitchen, Spacious Living/Dining area, a Primary Bedroom with a Walk-in Closet, a Second Bedroom which could also be used as an Office, Spacious Full Bath with Laundry. The Basement Hosts Large Flex Room and 1/2 bath. Privacy to Escape from the long day among the mature trees and quiet setting! A Home to Call Your Own- call today ! Updates include: 2011 - wiring/furnace/hot water tank some new windows; 2019 Shingles, Flooring (living Room, kitchen and Bedrooms); Built the Walk-in Closet; New Window in Primary Room; 2023 Paint, New Back Door. Inclusions: Fridge, Stove, Washer, Dryer, Window Coverings, Upright Freezer (in basement) Firepit, 3 Storage Sheds