



GRASSROOTS
REALTY GROUP

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**10500 109 Street
Fairview, Alberta**

MLS # A2071692



\$254,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Lawn, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R2
Foundation:	ICF Block	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Amazing Location! Welcome to this charming custom-built bungalow constructed in 2009, a perfect home for anyone including first-time homebuyers, or families seeking comfortable living in a fantastic location. This gem boasts many features that cater to various lifestyles. Situated within walking distance to all of the amenities the town of Fairview has to offer. As you step inside, you'll immediately notice the abundance of natural light that flows through the living areas, creating a warm and inviting atmosphere. The main floor is thoughtfully designed for convenience and comfort. It includes a desirable main floor laundry area, a full bath, a smaller bedroom that can also serve as an office space, and a primary bedroom with an en suite. The heart of the home is the kitchen, complete with plenty of cabinetry to store all your essentials and more. The spacious living area is a perfect spot to gather with family and friends, anchored by a cozy gas fireplace that adds both warmth and character. A true highlight of this property is the seasonal sunroom - a fantastic room to unwind and relax. This delightful escape is located just off the kitchen dining area and features a gas hook-up for your BBQ, allowing you to enjoy outdoor cooking year-round while being sheltered from any weather conditions. The full basement is currently equipped with a plumbed shower and toilet, the space is partially drywalled, leaving room for the new owners to design it to suit their unique needs and style. The attached single garage not only provides shelter for your vehicle but also offers space for storage, hobby area or workbench. The fully landscaped yard with some raspberry bushes adds to the charm of the property, a garden shed is included for additional storage needs. Don't miss the opportunity to make this wonderful property your new home! Reach out today to with any questions or to schedule a

viewing.