



GRASSROOTS
REALTY GROUP

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**11404 105 Street
Fairview, Alberta**

MLS # A2080630



\$397,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,359 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corners Marked		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Asphalt, ICFs (Insulated Concrete Forms), Mixed, Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: N/A

HUGE REDUCTION by \$37,500.00 ! This Well Built Solid 5 Bedroom 3 Bath Home with Double Attached Garage is Waiting for You! Not very often do we get to Offer a ICF Home with In-floor Heat on Both Floors. Present Owner's moved into the New Build in 2011. Boasting Over 1300 sq. ft. of Convenient Living Space on the Main Floor. The Main Floor Hosts: Laundry; Open Kitchen Dining Area with Fantastic Cupboard Storage, Island with Convection Oven; Living Room; Primary Bedroom (Spacious 3/3 Ensuite & Walk-in Closet); Full Bath and 2 more Bedrooms. The Full Basement Offers: 2 Bedrooms; Indoor Workshop; Cold Room; Bath and Utility Room. Completing this Parcel are a Morning Deck on the East Side (for morning Coffee); Evening Deck on the West (BBQ your Steak for Dinner); Double Attached Garage (2 Overhead Doors). Call your favorite Realtor today!