



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11313 106 Avenue
Fairview, Alberta

MLS # A2097202



\$199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Insulated, Off Street, On Street, P		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-1
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your new home, a charming and meticulously maintained 4-bedroom, 2-bathroom bungalow! This clean and fully developed 1080 square foot residence is a perfect blend of comfort and practicality. As you step inside, you'll appreciate the seamless flow of the floor plan, creating an inviting and spacious atmosphere. The well-designed layout features four bedrooms, providing flexibility for a growing family or the option to have a dedicated home office or guest room. The main bathroom features double sinks and a jetted tub with shower. There is one bedroom, a 2 piece bathroom with an opportunity to install a tub or shower and a large living room downstairs. One of the highlights of this property is the expansive and beautifully landscaped fenced yard, it provides a secure and private oasis for outdoor activities, family gatherings, or simply unwinding after a long day. The long paved driveway leads to a single-car garage, offering ample parking space for your convenience. Whether you're a first-time homebuyer, a small family, or someone seeking a cozy and manageable living space, this bungalow ticks all the boxes. Enjoy the warmth and comfort of this home while appreciating the convenience of a practical layout, a spacious yard, and the added benefit of a garage. Don't miss the opportunity to make this 4-bedroom, 2-bathroom bungalow your own. This home is located walking distance to elementary and high schools. Contact us today to schedule a viewing and take the first step towards calling this charming property your home sweet home!