



GRASSROOTS
REALTY GROUP

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10808 106 Avenue
Fairview, Alberta

MLS # A2125292



\$137,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1968 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Few Trees, Front Yard, Lawn, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump Pump(s)		

Inclusions: N/A

BACK ON MARKET DUE TO BUYER NOT SECURING FINANCING. First Time Home Owner Alert! Investment Opportunity! You'll love the charm of this inviting 3-bedroom bungalow nestled on one and a half spacious 10475 SqFt lot in the Town of Fairview. A thoughtfully designed layout, this home offers a cozy yet functional living space. On the main floor, a comfortable living room, 2 bedrooms and full bathroom work to bring this home together. At the heart of the home you will find an updated and flowing kitchen, perfect for preparing delicious meals with ease. Downstairs you will find an open flex/family room, an additional bedroom, 3 piece bathroom, a convenient cold storage area, and a large laundry room that adds to the practicality of the home. Outside, the expansive landscaped provides plenty of space for outdoor enjoyment. A double detached garage offers secure parking and storage. Additionally, the fenced area is ready-made for family play areas, potential gardens, pets and privacy to enjoy the outdoor space. This property offers a great canvas for you to add your personal touch and make it your own. Notable updates from 2015 to 2018 include new flooring, fridge, stove, range hood, dishwasher, new shingles in 2019 with a 25-year warranty, furnace done in 2010 (cleaned and serviced in 2024), hot water tank in 2010, new windows in 2010 and updated ducting to meet code requirements. Don't miss the opportunity to call this delightful property your new home! Please call today to book a showing!