



**GRASSROOTS**  
REALTY GROUP

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

10604 107 Avenue  
Fairview, Alberta

MLS # A2125619



**\$289,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,680 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, See Remarks, Storage, Sump Pump(s)		

**Inclusions:** Fridge in Garage, 3 Garden Boxes, Jungle Gym, Sand Box

~4 Bedroom Home / 2 Garages / Landscaped Fenced Yard / Air Conditioning~ The Main Floor of this Bungalow Boasts a welcoming Open Concept Kitchen/Dining area with Built-in Cabinets and Stainless-Steel Appliances; the Gleaming Hardwood Flooring shines in the Extensive Living Room with Wood Fireplace (room to host Extra Dining for those large Functions with Family and Friends);  $\frac{3}{4}$  Bath Main Bath; Airy Bedroom; Generous Primary Bedroom with  $\frac{3}{4}$  Ensuite plus Walk-in Closet (Built-in Shelving); Main Floor Laundry with Ample Storage. The Basement offers a Spacious Rec/Den Area; Office;  $\frac{3}{4}$  Bath. Completing this parcel is an Attached Garage and an Extra Detached Garage; Garden Boxes; Jungle Gym; Sandbox; Landscaped and Fenced. This home is great for a Family or the Retiree's, call today for your Private Viewing! Property is listed below assessed value. 24 Hour Notice for Viewings please, property is Tenant Occupied.