



GRASSROOTS
REALTY GROUP

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

11417 106 Avenue
Fairview, Alberta

MLS # A2131193



\$344,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage, Paved,		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Shed

This open and bright 1295 square foot bungalow with two garages is pleasantly located on a quiet street in the town of Fairview!! The property offers excellent curb appeal with a large asphalt driveway, a newly shingled roof, stucco siding, and a large well-manicured front yard! Inside you will find a huge and bright front living room with a gas fireplace. The kitchen is well appointed with plenty of cabinetry and an island! Main floor laundry, a large wonderful primary bedroom with two closets and ensuite, a second bedroom, and a full bathroom complete the main floor. This home has exceptional storage with many closets and two large storage rooms in the basement. The basement family room is huge, providing plenty of space for activities and includes a gas fireplace for added comfort! The basement also boasts an office space, one bedroom, and a full bathroom. The backyard features a two-tier deck with privacy walls, raised garden beds, a garden shed, plus a 21x24 foot heated garage or workshop!! This property has been very well cared for and is ready for new owners! The property has value you won't find anywhere else! Have a look today!