



GRASSROOTS
REALTY GROUP

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11312 106 Avenue
Fairview, Alberta

MLS # A2142919



\$169,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

Attention all homebuyers! Open-Concept Home Awaits! Nestled in the heart of the community, this property offers an open concept layout with a living experience that caters to your every need. Boasting a large central island, three bedrooms on the main floor, and a full bathroom both up and downstairs. Enjoy the convenience of a spacious laundry/utility room, a fourth bedroom downstairs, a large family area and ample cold storage. Step outside to a fenced yard with back alley access, providing the perfect canvas to cultivate your dream garden or relax on the patio. Top it off with a detached garage and a dedicated front driveway. Don't miss your chance to make this your new sanctuary. Call your Realtor for an appointment to view.