



GRASSROOTS
REALTY GROUP

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11308 106 Avenue
Fairview, Alberta

MLS # A2198327



\$164,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Asphalt, Driveway, Front Drive, Garage Faces Front, Garage Fa		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-1
Foundation:	Other	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Charming 3-Bedroom Bungalow with Dual Garages This 3-bedroom, 2.5-bathroom bungalow offers 1,260 sq. ft. of comfortable living space in a desirable neighborhood—perfect for families, professionals, or downsizers. **Interior Highlights** The bright main floor features a spacious living room, a functional kitchen with ample cabinetry, and a dining area ideal for gatherings. The primary suite includes a two piece ensuite, while two additional bedrooms and a full bath complete the level. The fully developed basement adds versatile space for a family room, office, or recreation area, plus three piece bath and laundry room. **Exterior & Outdoor Features** Enjoy the fully landscaped, partially fenced yard. The property includes an attached garage plus a detached single-car garage with alley access—ideal for storage or a workshop. **Prime Location** Close to parks, schools, shopping, and public transit, this home offers both convenience and comfort. Don't miss this fantastic bungalow—schedule a viewing today! This home is sold as is where is, with no warranties or representation. All offers must be unconditional before presenting to the courts.