



**GRASSROOTS**  
REALTY GROUP

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**10405 114 Street**  
**Fairview, Alberta**

**MLS # A2209952**



**\$139,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	797 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Off St		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Perimeter Wall	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Cozy 2-Bedroom Home with Spacious Yard and Heated Garage! Discover this charming 2-bedroom, 1-bathroom home offering comfort, convenience, and a great location. The home features a warm, inviting living room, a functional kitchen, and a separate dining area perfect for everyday living and entertaining. Enjoy the bonus of a heated attached 22' x 18' garage, ideal for year-round use. Step outside to a large, fully fenced yard — perfect for pets, gardening, or outdoor gatherings. Tenant has been long term and would love to stay.