



GRASSROOTS
REALTY GROUP

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**10416 116 Street
Fairview, Alberta**

MLS # A2291520



\$199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

REDUCED: Don't miss this opportunity to own a wonderful family home! This inviting property features an open-concept U-shaped kitchen that overlooks a spacious, fully fenced backyard complete with a garden—perfect for family gatherings, entertaining guests, or simply enjoying your own private outdoor space. The main level offers a bright and airy living room, two comfortable bedrooms, and a full bathroom. Downstairs, the fully developed basement provides even more living space with two additional bedrooms, a cozy family room, a dedicated office or gaming area, a laundry room, and convenient cold storage. This home offers the space and flexibility every family needs—inside and out. Contact your Realtor today to book your private viewing!