



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10317 114 Street
Fairview, Alberta

MLS # A2293671



\$155,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows, Wood Windows		

Inclusions: N/A

Step into timeless charm with this 4-bedroom, 2-bathroom family home featuring plenty of space and character. All 4 bedrooms are conveniently located upstairs along with a full bathroom, making it ideal for families. The main floor offers a spacious kitchen with abundant counter space, perfect for cooking and gathering, plus a dining room that flows seamlessly to the backyard deck, garden, and fire pit. A bright living room with a large window fills the home with natural light, while the hallway leads to bedrooms and bath for a thoughtful layout. The partially developed basement offers a flex space, additional bathroom, laundry area, and cold storage—great for storing your garden harvest—with room to create extra living areas or bedrooms. This home’s unique, original qualities will truly take you back in time, while offering the space to make it your own. New shingles done in 2022