



GRASSROOTS
REALTY GROUP

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10713 105 Street
Fairview, Alberta

MLS # A2310469



\$300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,194 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Garden, Landscaped, Low Maintenance L		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1 - Residential 1
Foundation:	Combination, Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Refrigerator, washer/dryer, Electric Stove, Dishwasher, Microwave Hood Fan

Located in the northeast area of Fairview, AB, this well-maintained 1 $\frac{3}{4}$ -storey home offers excellent curb appeal, a heated attached garage with in-floor heat, and a fully fenced backyard complete with a covered patio, firepit, garden boxes, storage shed, and playhouse. The main floor features a spacious recreation/family room with backyard access, a flex room, 1 bedroom, and a $\frac{3}{4}$ bath. Upstairs includes a bright eat-in kitchen with updated appliances, ample counter space, garburator, and French doors leading to a balcony, along with a large dining/family room with a wood-burning fireplace, full bath, oversized bedroom, and a primary bedroom with a $\frac{3}{4}$ ensuite. Included are the fridge, stove, dishwasher, over-the-range microwave/fan, window coverings, shed, and playhouse.