



**GRASSROOTS**  
REALTY GROUP

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10717 103 Avenue  
Fairview, Alberta

MLS # A2316262



**\$314,900**

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                             |        |                   |
| Type:     | Residential/House                                                |        |                   |
| Style:    | Bungalow                                                         |        |                   |
| Size:     | 1,180 sq.ft.                                                     | Age:   | 1976 (50 yrs old) |
| Beds:     | 5                                                                | Baths: | 2                 |
| Garage:   | Alley Access, Double Garage Detached, Front Drive, Heated Garage |        |                   |
| Lot Size: | 0.15 Acre                                                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Private, Rectangular Lot                   |        |                   |

|             |                           |            |     |
|-------------|---------------------------|------------|-----|
| Heating:    | Central, Forced Air       | Water:     | -   |
| Floors:     | Laminate, Linoleum, Vinyl | Sewer:     | -   |
| Roof:       | Asphalt Shingle           | Condo Fee: | -   |
| Basement:   | Full                      | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame        | Zoning:    | R-2 |
| Foundation: | Poured Concrete           | Utilities: | -   |
| Features:   | See Remarks               |            |     |

Inclusions: N/A

Nestled on a beautifully landscaped private lot, conveniently located close to downtown, this turnkey family home is exceptionally well maintained and brimming with upgrades. Step inside to discover new flooring throughout and a kitchen featuring fresh tile backsplash, new shelving, and updated countertops. The main floor bathroom impresses with two sinks and a relaxing soaker tub, while electric fireplaces on both the main and lower levels add warmth and ambiance. The main level features a cozy dining area that streams seamlessly into the large bright living area outfitted with an electric fireplace. This level offers 3 bedrooms, with the third one being outfitted with a queen-sized Murphy bed and built-in shelving, making it a highly versatile space. Most windows have been replaced, and a high-efficiency furnace was installed in 2019 for year-round comfort. The fully developed lower level offers insulated flooring, a wet bar with a mini fridge, a full bathroom, and a flexible fifth bedroom that would work perfectly as a home gym. New shingles were added in 2018. Outside, the backyard is fully fenced with cedar with posts set deep below the frost line. The back yard also features a cedar deck, raised garden beds, and a storybook cedar-sided shed, along with a firepit area and shaded sitting area. The brand new 22'x26-foot heated garage boasts ten-foot ceilings, and there is plenty of parking both front and back. The well-established front rock garden is planted with deer- and drought-resistant perennials, adding curb appeal with minimal upkeep. This home is truly move-in ready. Don't hesitate, Call your Realtor for an appointment to view.