



GRASSROOTS
REALTY GROUP

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10208 113 Street
Fairview, Alberta

MLS # A2321502



\$289,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,482 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Drive Through, Driveway, Garage Door		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this impressive 2,482 sq. ft. bungalow offering an abundance of space, comfort, and functionality for the whole family. Originally built in 1969, the home underwent a major renovation and addition in 2009, creating the spacious and modern layout enjoyed today. The oversized 28' x 30' detached garage was constructed in 2002, providing excellent vehicle and storage space. Situated on a generous lot in Fairview, this well-designed home features 4 spacious bedrooms and 2 full bathrooms, all thoughtfully laid out on one level. Step inside to a large welcoming entryway with wide hallways that lead into the heart of the home. The bright and inviting kitchen boasts custom cabinetry, a large sit-up island, and a gas stove, making it the perfect space for cooking, entertaining, and gathering with family and friends. Two separate dining areas provide flexibility for everyday meals and special occasions, with one offering direct access to the private covered deck complete with a built-in hot tub. The massive living room provides plenty of room for large family gatherings and entertaining guests. The spacious primary bedroom offers a relaxing retreat and includes a 3-piece ensuite. Three additional generously sized bedrooms provide plenty of space for family, guests, or a home office. A well-appointed 4-piece bathroom and basement storage area add to the home's practicality. Outside, you'll appreciate the oversized detached garage, ample parking, a good-sized yard, garden area, and storage shed. Whether you're looking for room to raise a family, entertain guests, or simply enjoy the extra space, this property delivers. This unique home combines the character of its original construction with the benefits of a substantial 2009 addition and renovation, offering exceptional value and space in a desirable Fairview location.

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