



GRASSROOTS
REALTY GROUP

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10404 106 Avenue
Fairview, Alberta

MLS # A2324221



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,739 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: 2-Sheds

NOW VACANT. Welcome to this very well kept home in Bickell Heights. It is walking distance to the high school and backs out onto a play ground. No matter what age of kids come to this home you will have options for entertaining. The large south facing living room gets tons of sunlight making it warm and bright. The top floor offers three good sized bedrooms and a full bathroom which has been recently updated. Back on the main level, is a nice big kitchen/dining area over-looking another living room with gas fireplace. Pass through patio doors out to a deck and beautiful large back yard. The lowest level is nicely finished with a fourth bedroom and play room. A 550SqFt crawl space offers plenty of storage. The home also has A/C, heated double garage and extra large driveway for all your toys! Call for a viewing today! PHOTOS TAKEN PRIOR TO BEING VACANT!