



GRASSROOTS
REALTY GROUP

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10213 106 Avenue
Fairview, Alberta

MLS # A2329045



\$269,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,052 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Front, Heated C		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Interior Lot, Lawn		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Soaking Tub, Vinyl Windows		

Inclusions: n/a

Great home in the well sought after neighborhood of Bickell Heights! This home has been well maintained and taken care of. 4 bedrooms, 2 bathrooms, nicely tiled kitchen floor, warm hard wood floors in the living room, a family room with a fireplace surrounded with honey oak built-ins make this home inviting, and welcoming with a total of 1580 square feet of living space. Large insulated and heated garage with cement floor and large drain, flows with the whole look of the home! The beautiful vinyl fencing adds loads of privacy and class to your back yard. The large deck allows you sit back and relax, or you can relax at the raised graveled fire pit area, with well place trees for giving added elegance to the yard. updates include; 2018 roof was shingled, windows were replaced, siding was done on house and garage; 2020 the garage was shingled; 2022 hot water tank was replaced; 2023 vinyl plank flooring was installed in basement; the washer and dryer were replaced in the last few years.