



GRASSROOTS
REALTY GROUP

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10713 105 Avenue
Fairview, Alberta

MLS # A2332447



\$179,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		
Inclusions:	Shed		

****Thoughtfully Updated 1,100 Sq. Ft. Bungalow & Move-In Ready!**** Welcome home to this beautifully updated 1,100 sq. ft. bungalow, where timeless character meets modern style. Thoughtfully renovated while preserving some of its original charm, this home offers the perfect blend of comfort, functionality, and contemporary finishes. Step inside to discover a bright, inviting interior featuring all-new flooring, fresh paint, stylish bathroom tile, and a beautifully refreshed kitchen complete with a new island, updated countertops, and a full set of brand-new stainless steel appliances. A new washer and dryer are also included, making this truly a turnkey opportunity. Major mechanical upgrades provide peace of mind with a new furnace and hot water tank, while the newer roof adds even more long-term value. The basement offers excellent potential with plumbing already roughed in for a future bathroom, allowing you to customize the space to suit your needs. Outside, you'll appreciate the insulated single garage, a storage shed for your tools and outdoor equipment, and a meticulously maintained yard. From top to bottom, this exceptionally clean and well-cared-for home is ready for its next owners to move in and enjoy. Whether you're a first-time buyer, downsizing, or looking for a solid investment, this beautifully updated bungalow is one you won't want to miss!