

780-296-5892 sellwiththeresa@gmail.com

10408 106 Avenue Fairview, Alberta

MLS # A2269821



\$249,900

Division:	NONE Residential/House			
Type:				
Style:	Bungalow			-
Size:	1,560 sq.ft.	Age:	1985 (40 yrs old)	-
Beds:	4	Baths:	3	-
Garage:	Double Garage Attached, Off Street			
Lot Size:	0.19 Acre			
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Level, No Neighbo			

Heating: Water: Central, Forced Air Floors: Sewer: Carpet, Linoleum, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Brick, Composite Siding R1 Foundation: Wood **Utilities:**

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions:

N/A

Welcome to this 1560 SQFT 4+ bedroom, 2 bath bungalow in a desirable family neighborhood! This spacious, well-maintained home offers a bright open-concept main floor with a modern kitchen featuring stainless steel appliances, generous dining area, and a cozy sunken living room with a large bow window. The primary bedroom includes a 3-piece ensuite and walk-in closet, plus two additional bedrooms and an office/hobby room. The basement is almost competed with large family room, another bedroom, laundry with cabinetry, and extra storage. (just needs flooring) Enjoy the fenced backyard with fire pit, shed, and direct playground access! Updates include new shingles, garage door/opener, appliances, flooring, paint, sealed glass units, hot water tank, and fencing. Features central vac and 24x21 double attached garage. Move-in ready family home with space, comfort, and great curb appeal!