

11313 106 Avenue

Fairview, Alberta

MLS # A2097202



\$199,900

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	R-1
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to your new home, a charming and meticulously maintained 4-bedroom, 2-bathroom bungalow! This clean and fully developed 1080 square foot residence is a perfect blend of comfort and practicality. As you step inside, you'll appreciate the seamless flow of the floor plan, creating an inviting and spacious atmosphere. The well-designed layout features four bedrooms, providing flexibility for a growing family or the option to have a dedicated home office or guest room. The main bathroom features double sinks and a jetted tub with shower. There is one bedroom, a 2 piece bathroom with an opportunity to install a tub or shower and a large living room downstairs. One of the highlights of this property is the expansive and beautifully landscaped fenced yard, it provides a secure and private oasis for outdoor activities, family gatherings, or simply unwinding after a long day. The long paved driveway leads to a single-car garage, offering ample parking space for your convenience. Whether you're a first-time homebuyer, a small family, or someone seeking a cozy and manageable living space, this bungalow ticks all the boxes. Enjoy the warmth and comfort of this home while appreciating the convenience of a practical layout, a spacious yard, and the added benefit of a garage. Don't miss the opportunity to make this 4-bedroom, 2-bathroom bungalow your own. This home is located walking distance to elementary and high schools. Contact us today to schedule a viewing and take the first step towards calling this charming property your home sweet home!