## ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

## 10317 114 Street Fairview, Alberta

MLS # A2258684



\$174,900

Division:	NONE				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,385 sq.ft.	Age:	1965 (60 yrs old)		
Beds:	4	Baths:	2		
Garage:	Off Street, Parking Pad				
Lot Size:	0.22 Acre				
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Lawn, Private				

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Linoleum	Sewer:	-	
Roof:	Asphalt	Condo Fee:	-	
Basement:	Full, Partially Finished	LLD:	-	
Exterior:	Other	Zoning:	R1	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows, Wood Windows			

Inclusions:

N/A

Step into timeless charm with this 4-bedroom, 2-bathroom family home featuring plenty of space and character. All 4 bedrooms are conveniently located upstairs along with a full bathroom, making it ideal for families. The main floor offers a spacious kitchen with abundant counter space, perfect for cooking and gathering, plus a dining room that flows seamlessly to the backyard deck, garden, and fire pit. A bright living room with a large window fills the home with natural light, while the hallway leads to bedrooms and bath for a thoughtful layout. The partially developed basement offers a flex space, additional bathroom, laundry area, and cold storage—great for storing your garden harvest— with room to create extra living areas or bedrooms. This home's unique, original qualities will truly take you back in time, while offering the space to make it your own.