

**10713 105 Street**  
**Fairview, Alberta**

**MLS # A2310469**



**\$300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Garden, Landscaped, Low Maintenance L		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1 - Residential 1
<b>Foundation:</b>	Combination, Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** Refrigerator, washer/dryer, Electric Stove, Dishwasher, Microwave Hood Fan

Located in the northeast area of Fairview, AB, this well-maintained 1&frac34;-storey home offers excellent curb appeal, a heated attached garage with in-floor heat, and a fully fenced backyard complete with a covered patio, firepit, garden boxes, storage shed, and playhouse. The main floor features a spacious recreation/family room with backyard access, a flex room, 1 bedroom, and a &frac34; bath. Upstairs includes a bright eat-in kitchen with updated appliances, ample counter space, garburator, and French doors leading to a balcony, along with a large dining/family room with a wood-burning fireplace, full bath, oversized bedroom, and a primary bedroom with a &frac34; ensuite. Included are the fridge, stove, dishwasher, over-the-range microwave/fan, window coverings, shed, and playhouse.