

10717 103 Avenue
Fairview, Alberta

MLS # A2316262



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Front Drive, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled on a beautifully landscaped private lot, conveniently located close to downtown, this turnkey family home is exceptionally well maintained and brimming with upgrades. Step inside to discover new flooring throughout and a kitchen featuring fresh tile backsplash, new shelving, and updated countertops. The main floor bathroom impresses with two sinks and a relaxing soaker tub, while electric fireplaces on both the main and lower levels add warmth and ambiance. The main level features a cozy dining area that streams seamlessly into the large bright living area outfitted with an electric fireplace. This level offers 3 bedrooms, with the third one being outfitted with a queen-sized Murphy bed and built-in shelving, making it a highly versatile space. Most windows have been replaced, and a high-efficiency furnace was installed in 2019 for year-round comfort. The fully developed lower level offers insulated flooring, a wet bar with a mini fridge, a full bathroom, and a flexible fifth bedroom that would work perfectly as a home gym. New shingles were added in 2018. Outside, the backyard is fully fenced with cedar with posts set deep below the frost line. The back yard also features a cedar deck, raised garden beds, and a storybook cedar-sided shed, along with a firepit area and shaded sitting area. The brand new 22x26-foot heated garage boasts ten-foot ceilings, and there is plenty of parking both front and back. The well-established front rock garden is planted with deer- and drought-resistant perennials, adding curb appeal with minimal upkeep. This home is truly move-in ready. Don't hesitate, Call your Realtor for an appointment to view.