

**10404 106 Avenue**  
**Fairview, Alberta**

**MLS # A2324221**



**\$285,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** 2-Sheds

Welcome to this very well kept home in Bickell Heights. It is walking distance to the high school and backs out onto a play ground. No matter what age of kids come to this home you will have options for entertaining. The large south facing living room gets tons of sunlight making it warm and bright. The top floor offers three good sized bedrooms and a full bathroom which has been recently updated. Back on the main level, is a nice big kitchen/dining area over-looking another living room with gas fireplace. Pass through patio doors out to a deck and beautiful large back yard. The lowest level is nicely finished with a fourth bedroom and play room. A 550SqFt crawl space offers plenty of storage. The home also has A/C, heated double garage and extra large driveway for all your toys! Call for a viewing today!  
**PHOTOS TAKEN PRE-TENANT!**