

**10405 99 Street**  
**Fairview, Alberta**

**MLS # A2149436**



**\$124,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	1790 HW
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Low Maintenance and Effortless Living! This charming 3-bedroom, 2-full-bathroom mobile home in the peaceful town of Fairview is functional and flowing, with a layout designed for comfort and convenience. The spacious master bedroom offers a peaceful retreat with its attached full bath ensuite, providing a private sanctuary within your home. The sizable eat-in kitchen is perfect for both casual meals and entertaining, boasting abundant cabinet space, a pantry, and a skylight that fills the room with natural light. The French door access to the large deck creates a seamless indoor-outdoor living experience. Desirable main floor laundry adds to the convenience of this home, ensuring that daily chores are a breeze. The landscaped and treed lot ensures privacy, while the well-cared-for deck provides a perfect space for relaxation and outdoor dining. Enjoy the manicured walkway and staircases leading to both entrances, adding to the home's charm and accessibility. Recent updates include new shingles and a chimney, enhancing the home's durability and energy efficiency. Additional features include a generously sized double parking pad, ample space for RV parking, and two 8x10 sheds for all your storage needs. A great opportunity for first time home owners, retirees & investors to make this delightful property your next investment. Call today to book your showing!