

**10620 106 Str. Street**  
**Fairview, Alberta**

**MLS # A2181235**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	34-81-3-W6
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		

**Inclusions:** N/A

Exceptional Opportunity Awaits! We are pleased to present a remarkable chance to own a completely rebuilt, family-sized bi-level residence, designed with modern living in mind. This stunning home has been meticulously renovated to include new shingles, windows, doors, and light fixtures, ensuring a fresh and contemporary aesthetic throughout. Situated on a desirable corner lot, this property boasts a brand-new fence that offers a great space for children and pets alike. Step inside to find a gorgeous kitchen layout featuring all new appliances and a semi-open concept that seamlessly connects to a spacious dining area with easy access to the newly constructed deck. The large family room provides a perfect space for family gatherings, entertaining or just relaxation. Additional highlights of this exceptional home include fully updated bathrooms, new flooring and ceilings, as well as a modern heating and cooling system featuring a furnace and air conditioning unit, along with hot water on demand. The refinished attached garage with a new overhead door adds convenience to this outstanding property. Don't miss this unparalleled opportunity to own a beautifully restored home in a sought-after neighborhood. Schedule your private viewing today and experience the perfect blend of style, comfort, and functionality!