

10201 106 Avenue  
Fairview, Alberta

MLS # A2168030



**\$398,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,702 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting		

**Inclusions:** N/A

This incredibly well-built home will bring you back in time. Solid built with the warmth and nostalgia of a by-gone era, but planned with modern comfort and energy efficiency. Plenty of personality and character is offered with the quaint angled ceilings in the bedrooms, the charm of the window seat overlooking the back yard, warm hardwood, large landings, spacious hallways, and the convenient bonus room off the kitchen. You can't help but appreciate the beautiful curb appeal with the ivy covered front porch to welcome you. The fenced, low-maintenance back yard is just as cozy and ornate as the front, with a pergola, mature trees and perennials. A bonus to the back yard is a fenced dog run, reaching the length of the property. Plenty of room for your furry friends to enjoy the outdoors. There is a greenhouse/storage that blends seamlessly out the back door. Located in the quiet neighborhood of Bickel Heights, with the high school within walking distance and close to the dog park. Don't pass up your opportunity to view this exquisite character home.