

10417 117 Street  
Fairview, Alberta

MLS # A2266582



**\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Garage Faces Front, Guest, Insulated, M		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Wood Windows		

**Inclusions:** Deep freeze/hot tub

Fantastic corner lot location on the west side! This well-maintained home sits on a fenced lot surrounded by mature trees and offers back alley access with convenient RV parking. Recent updates include a newer tin roof, spray-in insulation (2021), hot water tank and furnace (2017), and a beautifully renovated bathroom. The main floor features an open-concept kitchen with a floating island and a spacious living room with access to a 5' x 13' deck. You'll also find two bedrooms and a freshly updated 3-piece bathroom on this level. The fully developed basement offers two additional bedrooms, a large family room, a 3-piece bathroom, and a roomy laundry/utility area with space for an extra fridge. Outside, enjoy a fully fenced yard complete with a concrete pad, fire pit, parking pad, apple trees, raspberry bushes, and perennials. A covered breezeway connects the home and garage, providing great dry storage. This property combines comfort, updates, and excellent outdoor space. A must-see! Contact your REALTOR® today to book a private showing.