

10417 117 Street  
Fairview, Alberta

MLS # A2266582



# \$219,900

<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		
<b>Inclusions:</b>	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.