ROBERT HART MOORE GRASSROOTS REALTY GROUP

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10417 117 Street Fairview, Alberta

MLS # A2266582



\$219,900

NONE Division: Residential/House Type: Style: Bi-Level Size: 933 sq.ft. Age: 1972 (53 yrs old) **Beds:** Baths: Garage: Alley Access, Driveway, Front Drive, Garage Faces Front, Guest, Insulated, M. Lot Size: 0.19 Acre Lot Feat: Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: 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.