

**10417 117 Street
Fairview, Alberta**

MLS # A2266582



\$219,900

Division: NONE

Type: Residential/House

Style: Bi-Level

Size: 933 sq.ft. **Age:** 1972 (54 yrs old)

Beds: 4 **Baths:** 2

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.