

10409 117 Street
Fairview, Alberta

MLS # A2312764



\$209,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows		

Inclusions: Playset and Climbing dome. Shed.

This is a true showstopper with incredible curb appeal that only gets better as you step inside. Pull into the long concrete driveway leading to the single detached garage with excellent storage space. The spacious backyard features a large concrete patio overlooking the expansive yard, complete with every kid's dream playhouse and recreation area. There is also back alley access and a newer chain-link fence. Step inside this immaculate home showcasing numerous updates, including a new roof, windows, and doors. The well-appointed kitchen offers beautiful wood cabinetry and quality appliances. The cozy west facing living room and bright south facing dining area are connected by a charming wood burning fireplace, creating a warm and inviting atmosphere. The main floor features three bedrooms, a full bathroom, and a convenient half bath ensuite in the primary bedroom. Downstairs is partially finished with framed walls already in place, providing a great opportunity to customize the space to suit your needs. This super clean property offers plenty of potential and room to make it your own. Book your showing today before it's gone!