

**10300 117 Street**  
**Fairview, Alberta**

**MLS # A1082733**



**\$215,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,468 sq.ft.	<b>Age:</b>	1974 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Landscaped, Many Trees, Private		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl, Wood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** -

FRESHLY PAINTED AND MOVE IN READY! Checkout this great property on a large corner lot just steps from the play ground at STM School. This house has had many upgrades over the years including a large entry / mudroom, new flooring, new shingles in 2020. The top floor with 3 good sized bedrooms along with a full bathroom is perfect for the family. The 3rd level features another full bathroom, good sized bedroom and huge rec room or games room. The undeveloped basement offers plenty of storage or a chance to put your own design into the home and develop it to fit your needs! There is a large heated detached garage, R.V. parking and a huge backyard with a nice deck. This property is a great starter home or perfect for a young family. Call for your own private viewing!