



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10404 116 Street
Fairview, Alberta

MLS # A2235628



\$292,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,096 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Extra Fridge, mini washer, 2 Chest Freezers, Shelf (in basement by the fridge), All all Window Coverings, Rug (living room), Key Rack (Front entrance), Greenhouse (all inside inclusive), Gas Fire Bowl on Deck, Firepit, Side Shed, Assorted Furnishing Negotiable

Renovated Home: Modern Luxury and Lasting Value Transformed Inside and Outside—Better Than New This remarkable home may have been originally built in 1964, but step inside and you’ll discover a modern masterpiece with nearly every feature updated and redesigned. In 2010, the entire interior was stripped to the studs and meticulously renovated, resulting in a residence that could easily be considered a 2010 build. Since then, numerous further upgrades and thoughtful additions have elevated the property, making it an exceptional opportunity for today’s discerning buyer. Comprehensive Renovations & Upgrades • 2010: Major reconstruction—walls removed for open concept living, all new dual pane windows, interior and exterior doors, kitchen cabinetry, countertops, hardwood and ceramic tile flooring, carpet downstairs, light fixtures, drywall, and paint throughout. • Upgraded high-efficiency furnace, new electrical and plumbing, bathtubs, toilets, and spray foam insulation in exterior walls. • Soundproofed interior walls for ultimate privacy. • 2016: Greenhouse addition, new perimeter fencing, and fruit tree/shrub landscaping. • 2019: Fully renovated upstairs bathroom with subway tile shower, custom cedar finishes, and bidet installation. • 2023: Spacious new covered deck perfect for outdoor entertaining, overhead power lines relocated underground, new eavestroughs and soffits. • 2024: Newly heightened and widened garage with spray foam insulation and concrete floor, upgraded driveway (extra thick slab for RVs), new retaining wall, custom aluminum man-gate, low-maintenance front yard landscaping, new tub surround in basement bathroom, and full basement repainted. Investment in Quality Over \$450,000 has been invested in thoughtful renovations, quality materials, and exceptional

craftsmanship, ensuring this home offers comfort, efficiency, and beauty for years to come. Asking price today is \$292,000.00. Do not miss this opportunity! Modern Living, Timeless Appeal Enjoy the benefits of a truly “like-new” home within a well-established neighborhood—the best of both worlds. All the modern amenities, style, and functionality you desire are ready and waiting for your family’s next chapter, CALL TODAY!