



GRASSROOTS
REALTY GROUP

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**10405 118 Street
Fairview, Alberta**

MLS # A2259717



\$235,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Drive Through, Driveway, Off Street, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: Shed, Utility Sink and Workbench in the garage

Comfortable Home for Sale-in Fairview, AB. This home is perfectly situated in a friendly neighborhood. The Property offers everything your family needs for comfortable living and memorable moments. Key Features • 3 bedrooms conveniently located on the main floor, including a primary bedroom with a private half bath accessible from both the back entrance and the primary bedroom—perfect for family living and added privacy, 4th Bedroom located downstairs. • Bright, open-concept kitchen / Dining area (New counters, updated cabinetry and flooring) • Large living room—perfect for entertaining and relaxing • Update the basement Living Area to suit your Lifestyle - Add your personal touch for added flexibility: playroom, home office, Rec Room or gym • Private, Fenced backyard with a gate to the Back Alley, ideal for kids, pets, productive Apple Trees, Garden and summer barbecues • Semi Attached Garage (smaller vehicles, not heated) with Workbench and Utility Sink, an overhead door at each end for extra convenience. Updates Through the Years • 2018: Storage Room • 2018: Front Deck • 2018: Shingles and Attic Insulation • 2019: Main Full Bathroom • 2020: Basement Bedroom • 2020: Hot Water Tank • 2020: Fence • 2023: Upstairs Bedroom • 2013–2024: Main Floor Windows • 2025: Kitchen Updated • 2025: Bath in Basement. Don't miss this rare opportunity to own a welcoming home in a sought-after community. Call your favorite Realtor today!