



**GRASSROOTS**  
REALTY GROUP

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

**10313 117 Street**  
**Fairview, Alberta**

**MLS # A2260107**



**\$240,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,058 sq.ft.   | <b>Age:</b>   | 1972 (53 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Carport, Off Street, Single Garage Detached                                  |               |                   |
| <b>Lot Size:</b> | 0.19 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cleared, Front Yard, Landscaped, Lawn, Low Maintenance |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Concrete, Linoleum, Other, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Metal Siding , Mixed, Wood Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks |                   |    |

**Inclusions:** Electric Heater in Workshop / Garage, Storage Shed

Presenting a tranquil four-bedroom residence situated in the Town of Fairview, Alberta. Upon entry, this home offers a welcoming atmosphere suitable for creating lasting memories. The main floor features a functional kitchen, dining area, spacious living room, a full bathroom, and two bedrooms—the primary bedroom includes a newly added three-quarter ensuite and walk-in closet. The basement provides an opportunity for customization to suit individual preferences, featuring a new three-quarter bath with an adjoining laundry area (walls have been primed and are ready for painting and flooring), two additional bedrooms, and a versatile rumpus room. The exterior includes a carport for protection from the elements, a single garage/workshop, and a generous fenced backyard with a storage shed—ideal for relaxation. While not the largest property available, this home delivers comprehensive amenities and the flexibility to personalize spaces. Notable updates include aluminum soffits and fascia, 25-year shingles installed in 2022, a new fence (2024), back-alley driveway access, upgraded windows on the main floor (2025), a 40-amp panel in the garage/workshop, landscaped front and backyard, and a new deck at the entrance. Interior improvements comprise a new ensuite and walk-in closet, installation of luxury vinyl plank flooring throughout, updated doors, trim, and baseboards, and modern LED lighting. Basement upgrades include a complete plumbing system overhaul (waterlines and drains), new high-efficiency furnace (2025, with a 10-year warranty), hot water heater (2025), and a newly constructed three-quarter bathroom with laundry room (walls primed for finishing). Contact your preferred realtor for further details and to arrange a viewing.

Copyright (c) 2025 . Listing data courtesy of Grassroots Realty Group Ltd.. Information is believed to be reliable but not guaranteed.