



10417 117 Street  
Fairview, Alberta

MLS # A2266582



**\$219,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 933 sq.ft. **Age:** 1972 (54 yrs old)

**Beds:** 4 **Baths:** 2

**Garage:** Alley Access, Driveway, Front Drive, Garage Faces Front, Guest, Insulated, M

**Lot Size:** 0.19 Acre

**Lot Feat:** Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Laminate Counters, Wood Windows

**Inclusions:** Deep freeze/hot tub

Fantastic corner lot location on the west side! This well-maintained home sits on a fenced lot surrounded by mature trees and offers back alley access with convenient RV parking. Recent updates include a newer tin roof, spray-in insulation (2021), hot water tank and furnace (2017), and a beautifully renovated bathroom. The main floor features an open-concept kitchen with a floating island and a spacious living room with access to a 5' x 13' deck. You'll also find two bedrooms and a freshly updated 3-piece bathroom on this level. The fully developed basement offers two additional bedrooms, a large family room, a 3-piece bathroom, and a roomy laundry/utility area with space for an extra fridge. Outside, enjoy a fully fenced yard complete with a concrete pad, fire pit, parking pad, apple trees, raspberry bushes, and perennials. A covered breezeway connects the home and garage, providing great dry storage. This property combines comfort, updates, and excellent outdoor space. A must-see! Contact your REALTOR® today to book a private showing.