



**10616 116 Street  
Fairview, Alberta**

**MLS # A2291520**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Don't miss this opportunity to own a wonderful family home! This inviting property features an open-concept U-shaped kitchen that overlooks a spacious, fully fenced backyard complete with a garden—perfect for family gatherings, entertaining guests, or simply enjoying your own private outdoor space. The main level offers a bright and airy living room, two comfortable bedrooms, and a full bathroom. Downstairs, the fully developed basement provides even more living space with two additional bedrooms, a cozy family room, a dedicated office or gaming area, a laundry room, and convenient cold storage. This home offers the space and flexibility every family needs—inside and out. Contact your Realtor today to book your private viewing!