



GRASSROOTS
REALTY GROUP

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10304 117 Street
Fairview, Alberta

MLS # A2314653



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Reduced! Looking for a home where the major updates are already complete? This move-in-ready property is packed with improvements and located in a highly desirable neighbourhood. The redesigned kitchen offers an open-concept layout that flows seamlessly into the dining and living areas, creating a bright and welcoming space for everyday living and entertaining. Newer cabinetry provides abundant storage and is complemented by updated appliances. The home has seen extensive renovations throughout, including all new flooring, three beautifully updated bathrooms featuring new toilets, tub, shower, and vanities, along with all new windows and new siding. The shingles are approximately five years old, offering added peace of mind. The main floor features three spacious bedrooms, a 3-piece bathroom, a convenient 2-piece ensuite, a large living room, and direct access from the dining area to a large new back deck — perfect for watching sunsets or hosting guests. Downstairs, the fully developed basement offers two additional bedrooms, another 3-piece bathroom, an oversized family room, and a spacious laundry/utility room complete with a new furnace. Outside, the 14x22 garage is partially insulated and newly sided. A concrete parking pad plus additional parking accessible from the rear alley provide ample parking options. The partially fenced yard offers privacy and plenty of space for outdoor entertaining, gardening, or family enjoyment. A well-maintained, updated home with room for the whole family — all that’s left to do is move in. Call your Realtor today to book a private viewing!