

\$240,000 - 10313 117 Street, Fairview

MLS® #A2260107

\$240,000

4 Bedroom, 3.00 Bathroom, 1,058 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

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.

Built in 1972

Essential Information

MLS® #	A2260107
Price	\$240,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,058
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10313 117 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	5
Parking	Off Street, Single Garage Detached, Carport
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers,
-------------------	--

	No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.