

# \$196,000 - 10304 116 Street, Fairview

MLS® #A2228838

**\$196,000**

4 Bedroom, 1.00 Bathroom, 1,098 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Discover the perfect family haven in a mature, well-established neighborhood. This inviting home boasts a functional floorplan built on a solid concrete basement, featuring a semi-open concept design filled with abundant natural light. The kitchen overlooks a safely fenced backyard, ideal for keeping an eye on children at play.

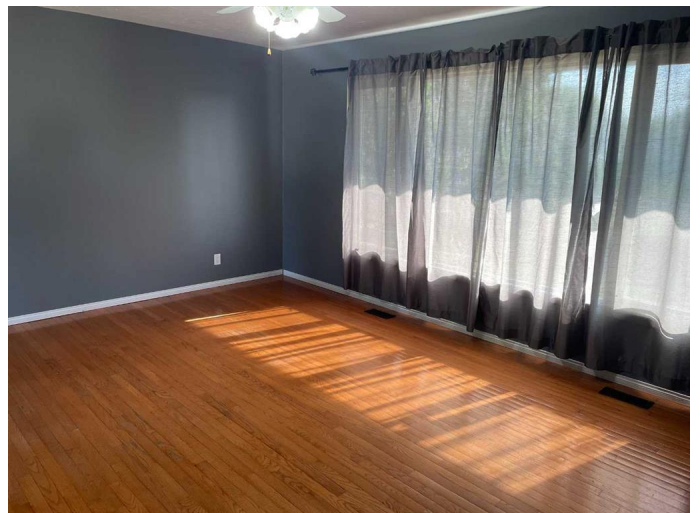
The main level offers three comfortable bedrooms, while a fourth bedroom resides in the finished basement, alongside a large laundry/utility room and expansive open area perfect for recreation or hobbies.

Outside, a beautifully developed garden awaits, complemented by an 18' x 26' detached garage with back alley access. Benefit from convenient parking pads both in front and back. Located close to schools, this property offers everything a growing family needs.

Built in 1961

## Essential Information

MLS® #	A2228838
Price	\$196,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.19
Year Built	1961



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10304 116 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Garden, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office

Royal LePage Mighty Peace Realty

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