

# \$220,000 - 10417 116 Street, Fairview

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MLS® #A2213992

## \$220,000

4 Bedroom, 2.00 Bathroom, 2,420 sqft

Residential on 0.18 Acres

NONE, Fairview, Alberta

4 bedroom 2 bath home with central air and a ventilation system that can't be beat! Located in the quaint area of Dunvegan, which is an older neighborhood with lots of mature trees and is close to the Catholic School. The living room and kitchen open into the dining room and all have lovely vaulted ceilings. The kitchen has a garburator and a lovely breakfast bar between the kitchen and the dining room. Off the kitchen is the back door that leads out to a large fenced back yard. There is an insulated 1 car garage that opens into the back alley, plus there is a large parking area that is off street parking. The large living room window was replaced in 2021, along with a new high efficiency furnace, central air and a ventilation system. 2024 New vinyl plank flooring was installed in the living room, dining room, hallway and into the primary bedroom. The left over plank flooring will be left to install where you choose! There is a new dishwasher in the box that will be left with the home. Shingles were installed some time in 2014. The basement has the 4th bedroom, craft room, 3 piece bathroom, laundry, and a large den with a lovely wood stove. Utilities (power & gas) for a family of 5 averaged \$381.61 in 2024 Don't miss out on this home, call your agent today!

Built in 1969

## Essential Information



MLS® #	A2213992
Price	\$220,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,420
Acres	0.18
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10417 116 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Utilities	Electricity Connected, Fiber Optics Available, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Alley Access, Insulated, Off Street, Parking Pad, Single Garage Detached, Rear Drive
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Lawn, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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