

\$219,900 - 10417 117 Street, Fairview

MLS® #A2266582

\$219,900

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Fantastic corner lot location on the west side! This well-maintained home sits on a fenced lot surrounded by mature trees and offers back alley access with convenient RV parking. Recent updates include a newer tin roof, spray-in insulation (2021), hot water tank and furnace (2017), and a beautifully renovated bathroom. The main floor features an open-concept kitchen with a floating island and a spacious living room with access to a 5' x 13' deck. Youâ€™ll also find two bedrooms and a freshly updated 3-piece bathroom on this level. The fully developed basement offers two additional bedrooms, a large family room, a 3-piece bathroom, and a roomy laundry/utility area with space for an extra fridge. Outside, enjoy a fully fenced yard complete with a concrete pad, fire pit, parking pad, apple trees, raspberry bushes, and perennials. A covered breezeway connects the home and garage, providing great dry storage. This property combines comfort, updates, and excellent outdoor space. A must-see! Contact your REALTOR® today to book a private showing.

Built in 1972

Essential Information

MLS® #	A2266582
Price	\$219,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	933
Acres	0.19
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	10417 117 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Front Drive, Garage Faces Front, Guest, Insulated, Off Street, On Street, Parking Pad, Paved, Single Garage Detached, Multiple Driveways, Rear Drive
# of Garages	1

Interior

Interior Features	Closet Organizers, Laminate Counters, Wood Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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