

**10409 115 Street
Fairview, Alberta****MLS # A2243654****\$195,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Block, Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Laminate Counters, See Remarks, Soaking Tub, Storage		

Inclusions: Shed

Bring an Offer today!~ ONLY \$195,000.00 ~ Affordable Living - Comfort, Style, and Convenience Await ! As you enter the foyer, you are greeted by warm natural light and a thoughtfully designed layout that invites you to call this house your home. The Heart of the Home: Kitchen and Dining; Step into the efficient working kitchen, where culinary ventures come to life. Here, a raised counter accommodates seating, creating an inviting space for casual breakfasts, after-school chats, or a glass of wine with friends while preparing dinner. Beyond the counter, there is ample room for a family-sized table, ensuring mealtimes are not just routine but opportunities for connection and memory-making. Over the years, upgrades main level of the home, paint, sleek cupboards, contemporary flooring, that add a touch of sophistication. The bathrooms have also been tastefully renovated for both style and functionality. The living room's natural gas fireplace creates a cozy ambiance, ideal for relaxing evenings or hosting friends. Outside discover your private fenced backyard with a few mature trees and a fire pit, perfect for roasting marshmallows or sharing stories under the stars. This home is ideally located close to schools and shopping, offering the perfect blend of tranquility and convenience. Come, discover a place where comfort, style, and possibility converge~a house ready to welcome you home. July 2025 brings a host of new improvements, ensuring both comfort and confidence in your investment: • New Laminate Kitchen Countertop~stylish and easy to maintain • New Carpet in the Basement~soft and inviting underfoot • Upgraded Bathroom Light (Main Floor)~brightening daily routines • Smoke Detectors and CO2 Detector~modern safety for your loved ones • Professionally Cleaned

throughout—move-in ready freshness • Additional Maintenance and Repairs ~ Book your viewing today with your favorite Real Estate Agent!