

# \$145,000 - 10709 111 Street, Fairview

MLS® #A2215579

**\$145,000**

3 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.21 Acres

NONE, Fairview, Alberta

Charming Starter Home or Ideal Downsize – Move-In Ready!

Welcome to your perfect new home! This beautifully updated and meticulously maintained property is available for quick possession. Featuring a spacious backyard that backs onto Fairview Hospital and offers convenient back alley access, this home is both private and practical.

Enjoy the added value of a single detached garage and two storage sheds. Step inside through a generous porch that provides easy access to the laundry area. The inviting interior features two comfortable bedrooms, a dedicated office space, and a fully renovated, modern bathroom.

The main living area is filled with natural light, creating a warm and welcoming atmosphere. The eat-in kitchen is well appointed with newer appliances, ample cabinetry, and extensive countertop space – perfect for everyday living and entertaining.

The basement offers excellent storage options along with a cozy sitting room, ideal for a play area or extra living space for the family.

This property has seen numerous updates over the past 10 years and is truly move-in ready. Don't miss your chance to make this lovely home yours – schedule a viewing



today!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215579    |
| Price          | \$145,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 970         |
| Acres          | 0.21        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10709 111 Street          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Partially Finished   |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Garden, Private Yard, Storage    |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete, Perimeter Wall  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

**Listing Details**

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

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