

# \$225,000 - 10500 109 Street, Fairview

MLS® #A2166025

**\$225,000**

2 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.16 Acres

NONE, Fairview, Alberta

Amazing Location! Welcome to this charming custom-built bungalow constructed in 2009, a perfect home for anyone including first-time homebuyers, or families seeking comfortable living in a fantastic location. This gem boasts many features that cater to various lifestyles. Situated within walking distance to all of the amenities the town of Fairview has to offer. As you step inside, you'll immediately notice the abundance of natural light that flows through the living areas, creating a warm and inviting atmosphere. The main floor is thoughtfully designed for convenience and comfort. It includes a desirable main floor laundry area, a full bath, a smaller bedroom that can also serve as an office space, and a primary bedroom with an en suite. The heart of the home is the kitchen, complete with plenty of cabinetry to store all your essentials and more. The spacious living area is a perfect spot to gather with family and friends, anchored by a cozy gas fireplace that adds both warmth and character. A true highlight of this property is the seasonal sunroom - a fantastic room to unwind and relax. This delightful escape is located just off the kitchen dining area and features a gas hook-up for your BBQ, allowing you to enjoy outdoor cooking year-round while being sheltered from any weather conditions. The full basement is currently equipped with a plumbed shower and toilet, the space is partially drywalled, leaving room for the new owners to design it to suit their unique needs



and style. The attached 28 x 14 insulated garage not only provides shelter for your vehicle but also offers space for storage, hobby area or workbench.

The fully landscaped yard with some raspberry bushes adds to the charm of the property, a garden shed is included for additional storage needs. Don't miss the opportunity to make this wonderful property your new home! Reach out today to  
with any questions or to schedule a viewing.

Built in 2009

### Essential Information

MLS® #	A2166025
Price	\$225,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.16
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10500 109 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

# of Garages 1

## Interior

Interior Features Bathroom Rough-in, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s)

Appliances Refrigerator, Dishwasher, Stove(s), Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features None

Lot Description Corner Lot, Landscaped, Fruit Trees/Shrub(s), Lawn

Roof Asphalt

Construction ICFs (Insulated Concrete Forms)

Foundation ICF Block

## Additional Information

Date Listed September 16th, 2024

Days on Market 210

Zoning R2

## Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.