

\$225,000 - 10405 118 Street, Fairview

MLS® #A2259717

\$225,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

NEW PRICE - \$225,000.00 ! Comfortable Home for Sale-in Fairview, AB. This home is perfectly situated in a friendly neighborhood. The Property offers everything your family needs for comfortable living and memorable moments. Key Features • 3 bedrooms conveniently located on the main floor, including a primary bedroom with a private half bath accessible from both the back entrance and the primary bedroom—perfect for family living and added privacy, 4th Bedroom located downstairs. • Bright, open-concept kitchen / Dining area (New counters, updated cabinetry and flooring) • Large living room—perfect for entertaining and relaxing • Update the basement Living Area to suit your Lifestyle - Add your personal touch for added flexibility: playroom, home office, Rec Room or gym • Private, Fenced backyard with a gate to the Back Alley, ideal for kids, pets, productive Apple Trees, Garden and summer barbecues • Semi Attached Garage (smaller vehicles, not heated) with Workbench and Utility Sink, an overhead door at each end for extra convenience. Updates Through the Years • 2018: Storage Room • 2018: Front Deck • 2018: Shingles and Attic Insulation • 2019: Main Full Bathroom • 2020: Basement Bedroom • 2020: Hot Water Tank • 2020: Fence • 2023: Upstairs Bedroom • 2013–2024: Main Floor Windows • 2025: Kitchen Updated • 2025: ¾ Bath in Basement. Don't miss this rare opportunity to own a welcoming



home in a sought-after community. Call your favorite Realtor today!

Built in 1976

Essential Information

MLS® #	A2259717
Price	\$225,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,073
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10405 118 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	5
Parking	Additional Parking, Driveway, Off Street, Single Garage Attached, Drive Through
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Garden
Roof	Asphalt
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	43
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.