

# \$349,000 - 10404 116 Street, Fairview

MLS® #A2235628

**\$349,000**

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Discover a sanctuary where comfort meets sustainability in this beautifully maintained 3-bedroom, 2-bath home, nestled within a tranquil natural environment. This enchanting property is more than just a house; it's an invitation to a lifestyle dedicated to clean living and harmonious coexistence with nature making it a perfect oasis for those seeking a balanced lifestyle. Step into an open concept living area bathed in natural light, thanks to updated windows that offer stunning views of the surrounding landscape. With calming, earthy tones throughout, every corner of this home promotes a sense of peace and serenity. Step onto the patio, built in 2022, where natural gas plumbing and synthetic Timbertech boards ensure durability and comfort. Electrical outlets have been strategically placed in the patio ceiling to provide the option of installing overhead radiant heaters, power for you to install radiant heaters, making this outdoor space enjoyable throughout the seasons. Envision sharing warm evenings with family and friends, immersed in the beauty of your surroundings. The yard is a nature lover's paradise, dominated by a variety of fruit trees and bushes that require minimal upkeep. Apple trees, cherry bushes, a saskatoon bush, raspberries, Jerusalem artichokes, borage that attract bees, and a lilac tree create a lush, vibrant landscape additionally a greenhouse with a thermostat so you can start your plants early. The front yard, seeded with a blend of



bee turf and micro clover, grows only a few inches tall but dense which aides in helping to choke out the weeds thus reducing mowing needs and fostering a chemical-free environment. Adjacent to the patio, you'll find a new garage constructed in 2023 featuring spray foam insulation, a widened and raised design offering that extra room you need for your projects. New extra thick concrete driveway and retaining wall, perfectly suited for larger vehicles like motorhomes. Embarking on your natural living journey starts here! This home is not just an investment in property; it's an investment in your health, your happiness, and the environment. Begin assessing your lifestyle habits and setting meaningful goals for transformation in this beautiful setting. Donâ€™t miss out on this rare opportunity to own a home that embodies the spirit of natural living. Schedule a viewing today and take the first step toward your natural living lifestyle! Contact your favorite realtor today and schedule your private viewing!

Built in 1964

Essential Information

MLS® #	A2235628
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10404 116 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Washer/Dryer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	June 27th, 2025
Days on Market	12
Zoning	R1

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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