

\$292,000 - 10404 116 Street, Fairview

MLS® #A2235628

\$292,000

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Renovated Home: Modern Luxury and Lasting Value

Transformed Inside and Outside—Better Than New

This remarkable home may have been originally built in 1964, but step inside and you'll discover a modern masterpiece with nearly every feature updated and redesigned. In 2010, the entire interior was stripped to the studs and meticulously renovated, resulting in a residence that could easily be considered a 2010 build. Since then, numerous further upgrades and thoughtful additions have elevated the property, making it an exceptional opportunity for today's discerning buyer.

Comprehensive Renovations & Upgrades

• 2010: Major reconstruction—walls removed for open concept living, all new dual pane windows, interior and exterior doors, kitchen cabinetry, countertops, hardwood and ceramic tile flooring, carpet downstairs, light fixtures, drywall, and paint throughout.

• Upgraded high-efficiency furnace, new electrical and plumbing, bathtubs, toilets, and spray foam insulation in exterior walls.

• Soundproofed interior walls for ultimate privacy.

• 2016: Greenhouse addition, new perimeter fencing, and fruit tree/shrub landscaping.

• 2019: Fully renovated upstairs bathroom with subway tile shower, custom cedar finishes, and bidet installation.

• 2023: Spacious new covered deck perfect



for outdoor entertaining, overhead power lines relocated underground, new eavestroughs and soffits.

â€¢ 2024: Newly heightened and widened garage with spray foam insulation and concrete floor, upgraded driveway (extra thick slab for RVs), new retaining wall, custom aluminum man-gate, low-maintenance front yard landscaping, new tub surround in basement bathroom, and full basement repainted.

Investment in Quality

Over \$450,000 has been invested in thoughtful renovations, quality materials, and exceptional craftsmanship, ensuring this home offers comfort, efficiency, and beauty for years to come. Asking price today is \$292,000.00. Do not miss this opportunity!

Modern Living, Timeless Appeal

Enjoy the benefits of a truly â€œlike-newâ€• home within a well-established neighborhoodâ€”the best of both worlds. All the modern amenities, style, and functionality you desire are ready and waiting for your familyâ€™s next chapter, CALL TODAY!

Built in 1964

Essential Information

MLS® #	A2235628
Price	\$292,000
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, No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Washer/Dryer, Freezer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 27th, 2025
Days on Market	121
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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