

# \$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 Outsideâ€”Better Than New

This remarkable home may have been originally built in 1964, but step inside and youâ€™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 todayâ€™s discerning buyer.

Comprehensive Renovations & Upgrades

â€¢ 2010: Major reconstructionâ€”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.

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

â€¢ Soundproofed interior walls for ultimate privacy.

â€¢ 2016: Greenhouse addition, new perimeter fencing, and fruit tree/shrub landscaping.

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

â€¢ 2023: Spacious new covered deck perfect



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

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 like-new home within a well-established neighborhood—the best of both worlds. All the modern amenities, style, and functionality you desire are ready and waiting for your family’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, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Washer/Dryer, Gas Range
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), Landscaped, Lawn, Low Maintenance Landscape, Garden
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	62
Zoning	R1

## Listing Details

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

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.