

# \$245,000 - 10605 107 Streetclose, Fairview

MLS® #A2233866

## \$245,000

5 Bedroom, 3.00 Bathroom, 1,100 sqft  
Residential on 0.17 Acres

NONE, Fairview, Alberta

REDUCED-BRING AN OFFER-MOTIVATED SELLER-QUICK POSSESSION-Nestled in a quiet cul-de-sac, this exceptional family home offers an unparalleled living experience. The main level features three generously sized bedrooms, an open-concept layout bathed in natural light, and a spacious deck perfect for outdoor dining and entertaining.

The finished basement adds significant living space, boasting two additional bedrooms, a comfortable family room, a large bathroom with laundry facilities, and a utility room with ample storage.

Outside, a beautifully landscaped and fenced yard provides privacy, complete with a shed and a raised perennial garden. Plenty of room to build a garage in the back. Recent upgrades include a new hot water tank and new shingles, ensuring worry-free living. This home is in overall excellent condition and awaits its fortunate new owners. Call your Realtor for an appointment to view.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233866  |
| Price      | \$245,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,100       |
| Acres          | 0.17        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10605 107 Streetclose     |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Central, Forced Air                               |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 149             |
| Zoning         | R1              |

**Listing Details**

Listing Office                  Royal LePage Mighty Peace Realty

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.