

\$249,900 - 11721 103 Avenue, Fairview

MLS® #A2242178

\$249,900

4 Bedroom, 3.00 Bathroom, 1,360 sqft

Single Family on 0.20 Acres

N/A, Fairview, Alberta

4-Bedroom, 3-Bathroom Bungalow in a Quiet, Family-Friendly Neighborhood! This beautifully maintained 1,360 sq ft bungalow offers an ideal blend of comfort, natural light, and functionality. The open-concept main floor welcomes you with a bright sunken living room featuring stunning south-facing windows, gleaming hardwood floors, a cozy gas fireplace, and a versatile flex space – perfect for a home office, reading nook, or play area. The spacious kitchen flows seamlessly into the dining area, with French doors leading to a large, fully fenced backyard and generous patio – great for summer BBQs and relaxing evenings outdoors. The main floor features a comfortable primary bedroom with a private 3-piece ensuite, two additional bedrooms, and a full 4-piece bathroom. Downstairs, you™ll find even more living space, including a large fourth bedroom, laundry room, a 2-piece bathroom (with plumbing in place to add a shower), and a sprawling open area thoughtfully set up for a home gym, hobby space, and cozy TV lounge. Notable upgrades include: Basement exterior excavated (3/4 perimeter) with dimple board and updated weeping tile (2021) New shingles and back deck (2021) Hardwood floors in living room (2019) On-demand hot water system (approx. 6 years old) Updated vinyl windows throughout the main floor The large backyard offers back alley access – perfect for RV parking – plus a 16x30 detached garage with power, insulation, and a concrete floor. A 10x13 shed



adds even more storage space.This is a must-see home offering great space, thoughtful updates, and a warm, functional layout “ all nestled in a peaceful, well-established neighborhood. (id:6289)

Built in 1978

Essential Information

Listing #	A2242178
Price	\$249,900
Bedrooms	4
Bathrooms	3.00
Square Footage	1,360
Acres	0.20
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11721 103 Avenue
Subdivision	N/A
City	Fairview
Province	Alberta
Postal Code	T0H1L0

Amenities

Amenities	Airport, Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Back lane, PVC window, No Smoking Home, Level
Parking Spaces	4
Parking	Detached Garage, Parking Pad
# of Garages	1

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Fruit trees, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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