# \$249,900 - 11721 103 Avenue, Fairview

MLS® #A2242178

## \$249,900

4 Bedroom, 3.00 Bathroom, 1,360 sqft Residential on 0.20 Acres

NONE, 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 â€" 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 â€" 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'II 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 â€" perfect for RV parking â€" 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 â€" all nestled in a peaceful, well-established neighborhood.

#### Built in 1978

#### **Essential Information**

MLS® # A2242178 Price \$249,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,360 Acres 0.20 Year Built 1978

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 11721 103 Avenue

Subdivision NONE
City Fairview

County Fairview No. 136, M.D. of

Province Alberta
Postal Code T0H 1L0

#### **Amenities**

Parking Spaces

Parking Pad, Single Garage Detached

4

# of Garages 1

#### Interior

Interior Features No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl

Windows, Laminate Counters

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Storage, Rain Gutters

Lot Description Back Lane, Back Yard, Level, Street Lighting, Fruit Trees/Shrub(s), Front

Yard, Lawn, Landscaped

Roof Asphalt Shingle

Construction Brick

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 25th, 2025

Days on Market 95 Zoning R1

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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