

# \$259,900 - 11721 103 Avenue, Fairview

MLS® #A2242178

**\$259,900**

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 – 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™ 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	\$259,900
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	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	12
Zoning	R1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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