

# \$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 — 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 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 | 4                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # 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 | 75              |
| Zoning         | R1              |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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