

# \$269,900 - 11713 103 Ave, Fairview

MLS® #A2223743

**\$269,900**

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Motivated seller-Hurry-Nestled in a friendly neighborhood, this charming family home offers the perfect blend of comfort and functionality. Imagine preparing meals in your air-conditioned kitchen while overlooking the secure, fenced backyard – ideal for children and pets.

The spacious layout includes a large, private living room and three bedrooms on the main level. The finished basement boasts a fourth bedroom, a generously sized family room, and versatile space for a home gym or office. Enjoy the convenience of a front parking pad and back alley access. The detached 16' x 24' garage and a 12' x 16' shed offer substantial storage and workspace. This home is ready for you to create lasting memories. Don't miss out – schedule a viewing today!

Built in 1976

## Essential Information

MLS® #	A2223743
Price	\$269,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,080
Acres	0.19
Year Built	1976



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	11713 103 Ave
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

### Amenities

Parking Spaces	4
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
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Days on Market 35

Zoning R1

## **Listing Details**

Listing Office Royal LePage Mighty Peace Realty

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