

# \$254,900 - 11713 103 Ave, Fairview

MLS® #A2223743

**\$254,900**

4 Bedroom, 3.00 Bathroom, 1,080 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

REDUCED AGAIN-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          | \$254,900 |
| 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        | Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Microwave, 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 |
| Days on Market | 107            |
| Zoning         | R1             |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mighty Peace Realty |
|----------------|----------------------------------|

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