

\$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'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	\$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	Single Garage Detached, Parking Pad
# 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	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	51
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.