

# \$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
----------------	----------------------------------

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.