

**11721 103 Avenue**  
**Fairview, Alberta**

**MLS # A2293771**



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Insulated, Parking Pad, Single G		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** N/A

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 &mdash; 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 &mdash; 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. The basement has a small kitchen set up with fridge, stove along with a few cabinets and kitchen sink. The basement needs flooring and a ceiling to fully finish it. There is already a separate side entrance set up from the outside that gives access to the basement to be able to make this a self sufficient secondary suite. 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 &mdash; perfect for RV parking &mdash; 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 &mdash; all nestled in a peaceful, well-established neighborhood.