



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11721 103 Avenue
Fairview, Alberta

MLS # A2293771



\$242,900

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

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	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 — 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. 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 — perfect for RV parking — 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 — all nestled in a peaceful, well-established neighborhood.