11201 103 Avenue
Fairview, Alberta

MLS # A2230738

$114,900

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	856 sq.ft.
Age:	1956 (69 yrs old)
Beds:	2
Baths:	1
Garage:	Off Street
Lot Size:	0.15 Acre
Lot Feat:	Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Laminate, Linoleum	**Sewer:**	Sewer
Roof:	Metal	**Condo Fee:**	-
Basement:	Partial, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	Electricity, Natural Gas
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions:	N/A

Move-in ready with thoughtful updates throughout, this cozy 2-bedroom, 1-bathroom home is packed with value and charm. Featuring a bright, open-concept living room and kitchen, the layout is both functional and welcoming. The kitchen had cupboards painted, a newer countertop and sink, there is also an island for the kitchen. The bathroom was fully redone and modernized giving it a clean, contemporary look. Both bedrooms have been upgraded with new drywall and flooring, while insulation was added to the front porch, windows, door, and floors in 2024 for improved comfort and energy efficiency. The windows were replaced in 2022, adding to the home's fresh feel and performance. Additional features include two porches (the front newly painted), a landscaped and fenced backyard, and a location directly across from EEO School and playground—ideal for families. A newer high-efficiency furnace, updated appliances (fridge, stove, washer, and dryer), and stylish modern touches throughout make this home truly turn-key. Don’t miss out—affordable, updated, and ready for you to move in!