



**GRASSROOTS**  
REALTY GROUP

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11721 103 Avenue  
Fairview, Alberta

MLS # A2242178



**\$259,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
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, Partially Finished	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	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 &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. 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.