

# \$118,900 - 11205 103 Avenue, Fairview

MLS® #A2242189

**\$118,900**

3 Bedroom, 1.00 Bathroom, 1,064 sqft

Residential on 0.15 Acres

NONE, Fairview, Alberta

Charming and Cozy Home Across from the Elementary School!

Welcome to this delightful 1.5-storey home located in a prime spot directly across from the elementary school in Fairview. Offering 3 bedrooms and 1 bathroom, this home is perfect for first-time buyers, young families, or those looking to downsize. Two of the bedrooms are tucked away upstairs, while the third bedroom and the full bathroom are conveniently located on the main floor. The spacious kitchen flows seamlessly into a large, inviting living room—ideal for hosting friends and family. Outside, enjoy a generous, fully fenced backyard with an apple tree for your picking, and ample space for kids, pets, or summer campfires. With both street parking and rear alley access, youâ€™ll have plenty of room for vehicles and toys. Donâ€™t miss this well-located gem with endless potential! Have peace of mind knowing HWT was replaced in 2020, roof was replaced in 2022 and a brand new deck in 2023.

Built in 1930

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242189  |
| Price      | \$118,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,064             |
| Acres          | 0.15              |
| Year Built     | 1930              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11205 103 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 2                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Separate Entrance |
| Appliances        | Gas Stove, Refrigerator, Washer/Dryer                 |
| Heating           | Forced Air                                            |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Unfinished, Partial                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters                 |
| Lot Description   | Back Yard, Few Trees, Front Yard, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding                           |
| Foundation        | Poured Concrete, Other                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 27              |
| Zoning         | R2              |

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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