

# \$164,900 - 11308 106 Avenue, Fairview

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MLS® #A2198327

**\$164,900**

3 Bedroom, 2.00 Bathroom, 1,260 sqft  
Residential on 0.17 Acres

NONE, Fairview, Alberta

Charming 3-Bedroom Bungalow with Dual  
Garages

This 3-bedroom, 2.5-bathroom bungalow offers 1,260 sq. ft. of comfortable living space in a desirable neighborhoodâ€”perfect for families, professionals, or downsizers.

## Interior Highlights

The bright main floor features a spacious living room, a functional kitchen with ample cabinetry, and a dining area ideal for gatherings. The primary suite includes a two piece ensuite, while two additional bedrooms and a full bath complete the level. The fully developed basement adds versatile space for a family room, office, or recreation area, plus three piece bath and laundry room.

## Exterior & Outdoor Features

Enjoy the fully landscaped, partially fenced yard. The property includes an attached garage plus a detached single-car garage with alley accessâ€”ideal for storage or a workshop.

## Prime Location

Close to parks, schools, shopping, and public transit, this home offers both convenience and comfort.



Don't miss this fantastic bungalow! schedule a viewing today! This home is sold as is where is, with no warranties or representation. All offers must be unconditional before presenting to the courts.

Built in 1979

Essential Information

MLS® #	A2198327
Price	\$164,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11308 106 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

Amenities

Parking Spaces	4
Parking	Insulated, Parking Pad, Single Garage Detached, Alley Access, Asphalt, Driveway, Front Drive, Garage Faces Front, Garage Faces Rear, Rear Drive, RV Access/Parking
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Separate
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	Entrance, Storage, Vinyl Windows
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Masonry
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Other
Foundation	Other

## Additional Information

Date Listed	March 10th, 2025
Days on Market	43
Zoning	R-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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