

\$275,000 - 11823 102 Ave., Fairview

MLS® #A2211931

\$275,000

3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.19 Acres

NONE, Fairview, Alberta

Seize the opportunity to acquire this exceptionally maintained bi-level home, perfectly situated and ready for immediate occupancy. Boasting a desirable location and a wealth of desirable features, this property offers both comfort and convenience.

The main level features three generously sized bedrooms, providing ample space for family or guests. The master suite includes a private two-piece ensuite for added comfort and convenience. A well-appointed three-piece bathroom serves the remaining bedrooms and living areas.

Enjoy a spacious and inviting living room, perfect for quiet relaxation or entertainment.

The meticulously maintained kitchen offers an abundance of cupboard space, catering to the needs of even the most discerning home chef. Weather permitting, the 12' X 12' deck offers further relaxing and entertaining options. While currently unfinished, the well-insulated basement presents a blank canvas, ripe with potential for customization to suit your unique needs and preferences.

Furthermore, this property boasts a double detached, heated garage with a 10' ceiling, ideal for workshop activities, vehicle storage, or hobby pursuits. The fenced yard, meticulously developed garden, front and back parking, and RV access further enhance the appeal and practicality of this exceptional offering.

Don't miss your chance to own this pristine and well-maintained residence. Schedule your



private viewing today.

Built in 1979

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211931 |
| Price | \$275,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,074 |
| Acres | 0.19 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 11823 102 Ave. |
| Subdivision | NONE |
| City | Fairview |
| County | Fairview No. 136, M.D. of |
| Province | Alberta |
| Postal Code | T0H 1L0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Gravel Driveway, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Pantry |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Entrance, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Interior Lot
Roof Asphalt Shingle
Construction Composite Siding, Concrete, Mixed, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2025
Days on Market 14
Zoning R-1

Listing Details

Listing Office Royal LePage Mighty Peace Realty

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