

# \$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.



Donâ€™t miss this fantastic bungalowâ€”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	60
Zoning	R-1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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