

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

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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        10  
Zoning                    R-1

**Listing Details**

Listing Office            Royal LePage Mighty Peace Realty

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