

# \$264,900 - 11304 108 Avenue, Fairview

MLS® #A2259043

**\$264,900**

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.32 Acres

NONE, Fairview, Alberta

This charming corner-lot bungalow is full of character and ready to welcome its new owners! Step inside to a spacious foyer that opens into a bright, kitchen featuring maple cabinets, oversize pantry, and stainless steel appliances. The open layout makes it the perfect space for gathering with family and friends.

The main floor has been updated with beautiful sculpted hardwood throughout the living room, hallway, bedrooms, and office/dining space, along with built-in features like an entertainment center for added function and style. Youâ€™ll also appreciate the top-of-the-line new windows on the main level, additional insulation in the atticâ€™energy-efficient and ready to keep you cozy through the winter. Major upgrades such as the furnace, shingles, and hot water tank add even more value and peace of mind. The fully finished basement offers a large family/rec room, two additional bedrooms, another full bathroom, and plenty of storage. Outside, the large landscaped yard is fenced and includes a block patio, and play center, shed, and a single-car garage. Whether youâ€™re searching for a family home or a solid investment property, this one is a must-see! Book your showing today.

Built in 1980

## Essential Information



MLS® #	A2259043
Price	\$264,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.32
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	11304 108 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	3

### Interior

Interior Features	Bookcases, No Animal Home
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

### **Additional Information**

Date Listed                September 24th, 2025

Days on Market        4

Zoning                    R-1

### **Listing Details**

Listing Office            Grassroots Realty Group Ltd.

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