

# \$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. You'll also appreciate the top-of-the-line new windows on the main level, additional insulation in the attic—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 you'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        17  
Zoning                      R-1

**Listing Details**

Listing Office            Grassroots Realty Group Ltd.

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