

# \$239,900 - 10815 113 Street, Fairview

MLS® #A2213631

**\$239,900**

4 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.12 Acres

NONE, Fairview, Alberta

Charming Bungalow on a Spacious Lot in Fairview!

This fully developed bungalow offers nearly 1,400 sqft of comfortable living space on a generous lot with an extremely low-maintenance lawn—perfect for those seeking convenience without compromising outdoor space. Inside, you'll find 4 bedrooms and 3 full bathrooms, including a spacious primary suite complete with its own ensuite. Two additional bedrooms and a full bathroom on the main floor make it ideal for families or guests.

Enjoy a bright, welcoming kitchen with large windows overlooking the front yard, a formal dining room for entertaining, and a private living room tucked to the side for relaxing evenings. Thoughtfully designed with main floor laundry just off the entry for added ease.

Downstairs, the fully developed basement features a versatile layout with a large rec room, complete with a wet bar, perfect for gatherings. You'll also find multiple rooms to customize to your needs, a full bathroom, a spacious utility room, and a cold storage room—ideal for your home preserves.

A detached garage adds convenience and functionality to this incredible property.

Don't miss your chance to own this gem in Fairview!



Built in 1979

## Essential Information

MLS® #	A2213631
Price	\$239,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,386
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	10815 113 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, Driveway, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Chandelier, Pantry, Storage, Wet Bar, Wood Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Permeable Paving
Lot Description	City Lot, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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