

# \$157,400 - 10401 103 Street, Fairview

MLS® #A2222986

**\$157,400**

2 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 0.14 Acres

NONE, Fairview, Alberta

Welcome Home! Welcome the sun shine! This home is full of natural light. With windows that are vinyl double paned, exterior metal door, walls with an extra layer of panel, and R40 ceiling make for a quiet and energy efficient home. Stainless steel appliances make for an easy clean up. Fridge has the freezer on the bottom, gas stove is a joy to cook on, and the microwave with fan make for a great use of space (fan vents outside). The kitchen has lots of cupboard space, the vinyl plank flooring continues down the hall to the stacking washer and dryer. From the kitchen you can exit through the patio doors onto your deck where your BBQ would fit. This 2- bedroom modular home is welded to screw pilings, the pony wall is insulated and is made of a 30- year panel board, with good venting. This home has a fully fenced yard with a large gate for pulling your RV through. The roof was shingled in 2024. The 9X27 deck with metal rails, is a lovely place to sit and enjoy the Peace Country Evenings! The large 14X28 insulated Skid Shed has a ramp door for easy quad storage, the winch is attached to the door making it easy to lower or lift the door. There are hooks in the ceiling for hunters, plus lots of shelving for storage. There is a 220 plug in plus a small heater that hooks up to gas. This modulare home being attached to its own lot makes it easy for insurance and a mortgage. Don't miss out on this home, call and book your viewing!



Built in 2013

## Essential Information

MLS® #	A2222986
Price	\$157,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	10401 103 Street
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

## Amenities

Parking Spaces	2
Parking	Off Street, Workshop in Garage, Gravel Driveway

## Interior

Interior Features	Built-in Features, French Door, High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Humidity Control, Wall Furnace
Cooling	Window Unit(s)
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	12
Zoning	R-MHS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.