

# \$185,000 - 121 2 Avenue, Falher

MLS® #A2065965

## \$185,000

1 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.18 Acres

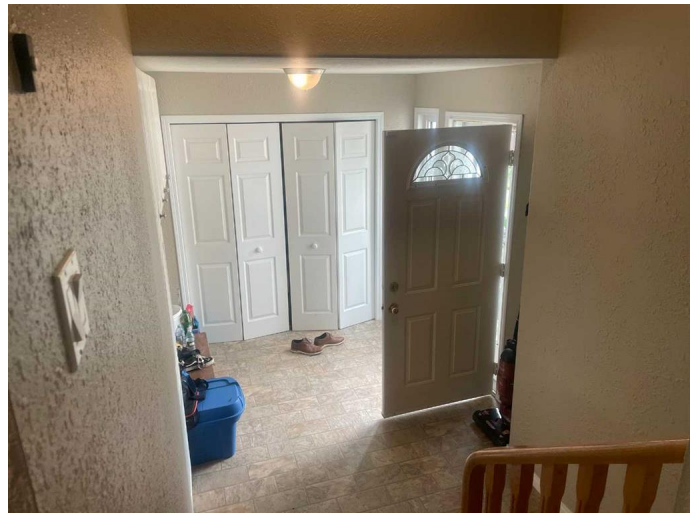
NONE, Falher, Alberta

Located on a quiet street on the southwest side of Falher is this nicely updated 1054 sq.ft. bungalow, built in 1970. On the main level there is a large entryway with plenty of space for outerwear storage, an eat in kitchen, living room, a full bathroom and a spacious master bedroom with a large, jetted tub in the adjoining ensuite. In the basement there is an L shaped family room, office, bonus room, laundry room, and a 3-piece bathroom. Outside you will find a nice deck off the kitchen leading to the back yard with a 24' x 16' garage, a shed, and another shop/garage with a wood floor. There is also a canvas tarp shed that you could park your RV or boat in. Text or call to arrange a viewing.

Built in 1970

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2065965    |
| Price          | \$185,000   |
| Bedrooms       | 1           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,054       |
| Acres          | 0.18        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 121 2 Avenue                 |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |
| # of Garages   | 1          |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Tankless Hot Water                                                                  |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Tankless Water Heater, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2023 |
| Days on Market | 669             |
| Zoning         | R2              |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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