

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

MLS® #A2065965

## \$185,000

1 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.18 Acres

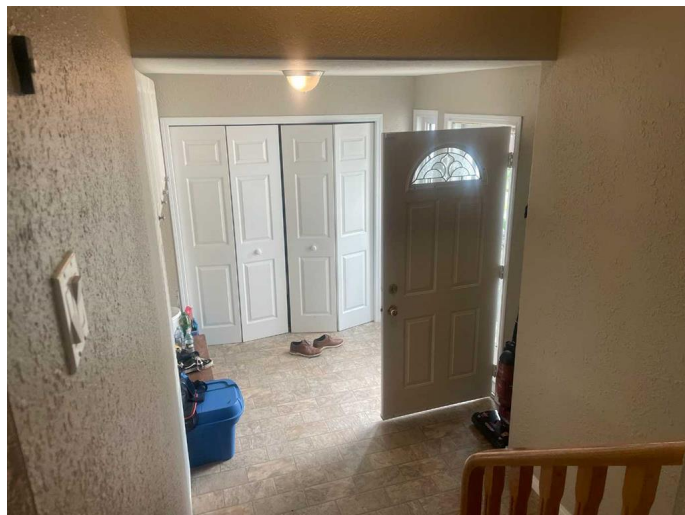
NONE, Falher, Alberta

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	667
Zoning	R2

### Listing Details

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

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.