

# \$220,000 - 128 3 Avenue Se, Falher

MLS® #A2218469

**\$220,000**

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.22 Acres

NONE, Falher, Alberta

Spacious 4-Bedroom Home in the Heart of Falher! Welcome to this inviting 4-bedroom, 2-bathroom home, offering a spacious and well-thought-out floor plan perfect for families or anyone needing extra space. You'll also appreciate the comfort of air conditioning, keeping the home cool and comfortable year-round. The bright and functional kitchen features an abundance of cabinetry and countertop space, seamlessly flowing into the dining area with charming bay windows that flood in natural light. The open layout continues into a large living room adorned with bay windows, making it the ideal space for gathering and relaxing. You'll find a generously sized primary bedroom on the main floor, two additional guest bedrooms, and a 4-piece bathroom. One of the main floor bedrooms currently houses the washer and dryer for convenient main-level laundry. Downstairs offers even more living space, including a large rec room with a cozy fireplace, a dry bar with an additional fridge, perfect for entertaining. Plus a fourth bedroom, a 3-piece bathroom, and a cold storage room for all your seasonal needs. Step outside to enjoy the expansive backyard filled with mature trees and shrubs, a garden area ready for your planting dreams, and a partially covered deck for outdoor lounging. Additional features include a single-car garage, a carport with alley access, and a storage shed. This home blends space, comfort, and functionality both inside and out. Book your showing today!



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218469    |
| Price          | \$220,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,148       |
| Acres          | 0.22        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 128 3 Avenue Se              |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

## Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | Carport, Single Garage Attached |
| # of Garages   | 1                               |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                            |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric, Basement                                                        |
| Has Basement      | Yes                                                                       |

Basement                      Finished, Full

**Exterior**

Exterior Features      Garden, Storage  
Lot Description        Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden, Low  
Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Stone  
Foundation            Poured Concrete

**Additional Information**

Date Listed             May 6th, 2025  
Days on Market        101  
Zoning                   R1

**Listing Details**

Listing Office           Sutton Group Grande Prairie Professionals

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