

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

MLS® #A2065965

## \$185,000

1 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.18 Acres

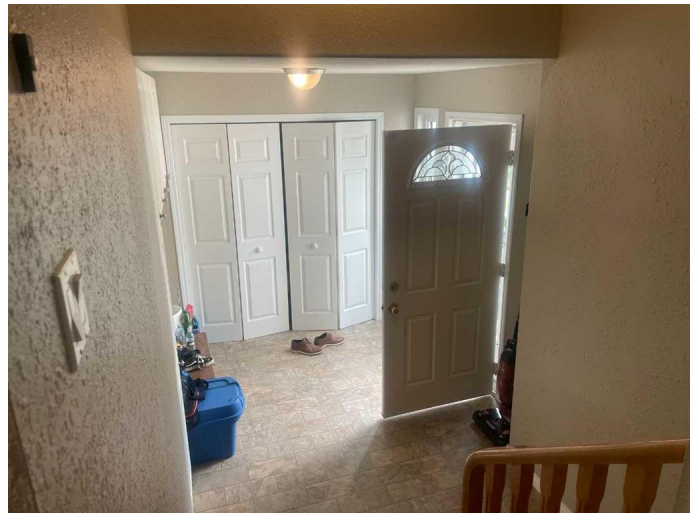
NONE, Falher, Alberta

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	703
Zoning	R2

### Listing Details

Listing Office	Royal LePage Valley Realty
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