

**103 3 Avenue SW
Falher, Alberta**

MLS # A2274898



\$70,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	955 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: n/a

This 2-bedroom, 1-bathroom home is located on a spacious lot in the welcoming community of Falher. The home offers a functional layout with comfortable living spaces, making it an excellent option for first-time buyers, downsizers, or investors. Inside, you'll find two generously sized bedrooms, a 4-piece bathroom, a kitchen with a dining area, and a bright living room featuring large windows that fill the space with natural light. A dedicated boot room with a laundry area adds everyday convenience and practical storage. Outside, the expansive lot provides ample room for outdoor living, gardening, or future development, while the attached carport offers protection from the elements year-round. Ideally located close to local amenities, schools, and parks, this property blends small-town charm with functional living. An excellent opportunity to own an affordable home with room to grow. Book your showing today!