# CORD SPERO

## 303 1st Ave SE
## Falher, Alberta

## MLS # A1072964
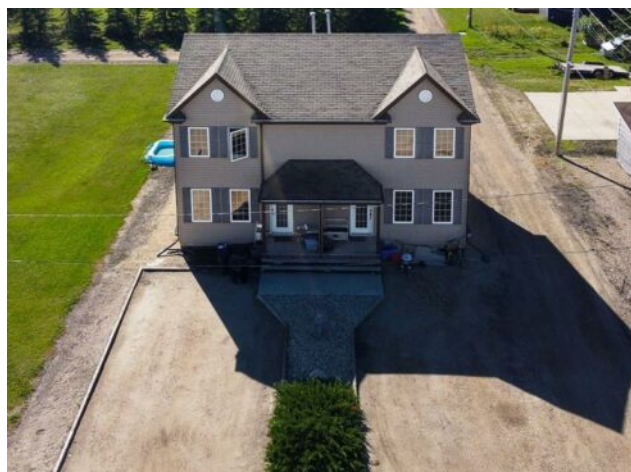


# $180,000

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|---|---|
| **Division:** | NONE |
| **Type:** | Residential/Duplex |
| **Style:** | 2 Storey, Attached-Side by Side |
| **Size:** | 1,200 sq.ft. |
| **Age:** | 2008 (18 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 1 full / 1 half |
| **Garage:** | Parking Pad |
| **Lot Size:** | 0.07 Acre |
| **Lot Feat:** | Cleared |

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|---|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Laminate, Tile | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Full, Unfinished | | **LLD:** | - |
| **Exterior:** | Vinyl Siding | | **Zoning:** | R2 |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | Ceiling Fan(s) | | | |

**Inclusions:** -

This 1200sqft half-duplex has an open concept main floor, with a guest bathroom & laundry room. Ceramic tile & laminate hardwood throughout the home along with big windows to allow natural light in! This fantastic layout flows upstairs where you'll find 3 bedrooms & a full 4 piece bathroom. The full basement awaits the lucky buyer's endless development ideas. This property is in a great location it is 1 &frac12; blocks away from 2 schools & also a great revenue property! Take a look at this amazing property & book your showing today!