

# \$180,000 - 303 1st Ave Se, Falher

MLS® #A1072964

**\$180,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.07 Acres

NONE, Falher, Alberta

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 ½ blocks away from 2 schools & also a great revenue property! Take a look at this amazing property & book your showing today!

Built in 2008

## Essential Information

MLS® #	A1072964
Price	\$180,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

## Community Information



Address	303 1st Ave Se
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2021
Days on Market	1503
Zoning	R2

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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