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	**Water:**	-
Floors:	Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

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!