



**116 Central Avenue NW
Falher, Alberta**

MLS # A2292745



\$189,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: push lawn mower

Welcome to this well maintained and nicely renovated 3-bedroom bungalow located in the welcoming community of Falher! This move-in ready home offers a practical family friendly floor plan with the kitchen and living room open to each other, creating a bright and comfortable space for everyday living and entertaining. The basement is clean and open with lots of natural light providing extra space and storage area. Several recent upgrades for your peace of mind include a new furnace in 2023, new shingles in 2021, updated windows throughout the home in 2022, exterior doors, and all new flooring on the main level in 2023, and the main floor has been freshly painted. A new washer and dryer are also included for your convenience. The rear entrance leads to a new deck, providing a great place to relax or host summer barbecues. Outside, the property continues to impress with a newly built greenhouse, garden space for growing your own vegetables or flowers, a storage shed, and plenty of yard space for outdoor activities. A push lawn mower is also included in the sale, for your convenience! Located close to the splash park, arena, and gym, this home is perfectly situated for families and those looking to enjoy community amenities nearby. Call today for a viewing!