



**GRASSROOTS**  
REALTY GROUP

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**106 Brien Avenue NW  
Falher, Alberta**

**MLS # A2295787**



**\$194,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Mobile Home Residential
<b>Foundation:</b>	Block, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** 2 storage units in front entrance, 3 sheds and large heated workshop with loft, central air conditioner

This move in ready 3 bedroom, 2 bath home with 2 spacious additions completed in 2017 sits on two lots on a quiet street, just around the corner from the arena and spray park, and within walking distance to shopping, schools, and the outdoor pool. It features a private 3 piece ensuite, a second 4 piece bathroom, and a laundry room accessible from both the hall and a bedroom. Offering a great mix of comfort, functionality, and tasteful updates, this well cared for property includes a large fenced yard, plenty of parking (with standard and RV power hook ups), and multiple outdoor storage options. In addition to three backyard sheds, there's a larger fully insulated and heated workshop with a functional loft. The spacious entryway doubles as a flexible space with direct access to a covered deck, privately tucked away from the street. Updates over the years include new windows and doors, added insulation to exterior walls, updated siding, a peaked metal roof, metal skirting, central air, and a generator for power outages. A 360 virtual tour is available in the media section, with floor plans coming soon.