

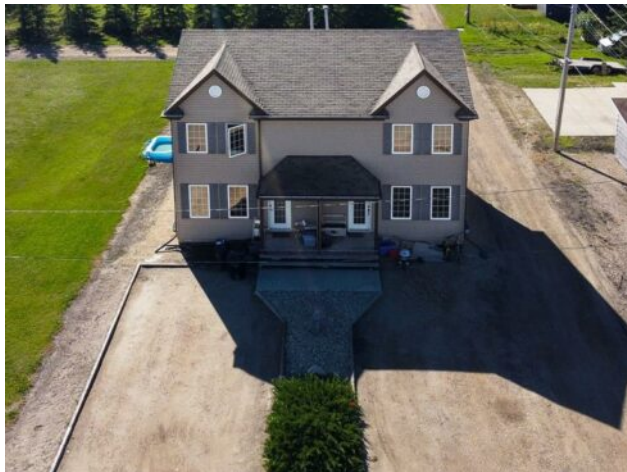


GRASSROOTS
REALTY GROUP

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

MLS # A1072964



\$180,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,200 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Cleared		

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