



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

**MLS # A1072964**

**\$180,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b> 2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Parking Pad	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	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 1/2 blocks away from 2 schools & also a great revenue property! Take a look at this amazing property & book your showing today!