



**GRASSROOTS**  
REALTY GROUP

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**117 1st Ave SE  
Falher, Alberta**

**MLS # A1073022**



**\$79,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1938 (87 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** -

This 3 bedroom home is in a perfect location! Near 2 schools & the center of town! This home has new windows allowing lots of natural light in, an island in the kitchen & a porch addition! Friendly neighborhood, large yard with mature trees! Plenty of parking gravel driveway alongside and into the back of the house! Take a look at this amazing property & book your showing today!