

# \$79,000 - 117 1st Ave Se, Falher

---

MLS® #A1073022

**\$79,000**

3 Bedroom, 1.00 Bathroom, 1,080 sqft  
Residential on 0.19 Acres

NONE, Falher, Alberta

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!

Built in 1938

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A1073022    |
| Price          | \$79,000    |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,080       |
| Acres          | 0.19        |
| Year Built     | 1938        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 117 1st Ave Se |
| Subdivision | NONE           |
| City        | Falher         |



County Smoky River No. 130, M.D. of  
Province Alberta  
Postal Code T0H 1M0

### Amenities

Parking Spaces 6  
Parking Parking Pad

### Interior

Interior Features Kitchen Island  
Appliances Dishwasher, Refrigerator, Stove  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Lawn, Few Trees, Front Yard  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 11th, 2021  
Days on Market 1695  
Zoning R2

### Listing Details

Listing Office Sutton Group Grande Prairie Pro

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

