

# \$180,000 - 303 1st Ave Se, Falher

MLS® #A1072964

**\$180,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.07 Acres

NONE, Falher, Alberta

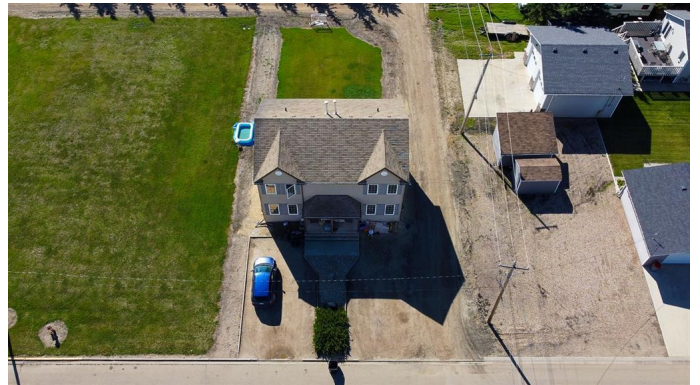
This 1200sqft half-duplex has an open concept main floor, with a guest bathroom & laundry room. Ceramic tile & laminate hardwood throughout the home along with big windows to allow natural light in! This fantastic layout flows upstairs where you'll find 3 bedrooms & a full 4 piece bathroom. The full 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!

Built in 2008

## Essential Information

MLS® #	A1072964
Price	\$180,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

## Community Information



Address	303 1st Ave Se
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2021
Days on Market	1490
Zoning	R2

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.