

**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 (18 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 1/2 blocks away from 2 schools & also a great revenue property! Take a look at this amazing property & book your showing today!