

**117 1st Ave SE
Falher, Alberta****MLS # A1073022****\$79,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1938 (88 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Few Trees, Front Yard, Lawn		

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