

**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!