

**121 2 Avenue  
Falher, Alberta**

**MLS # A2065965**



**\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Tankless Hot Water		

**Inclusions:** Tarp shed

Located on a quiet street on the southwest side of Falher is this nicely updated 1054 sq.ft. bungalow, built in 1970. On the main level there is a large entryway with plenty of space for outerwear storage, an eat in kitchen, living room, a full bathroom and a spacious master bedroom with a large, jetted tub in the adjoining ensuite. In the basement there is an L shaped family room, office, bonus room, laundry room, and a 3-piece bathroom. Outside you will find a nice deck off the kitchen leading to the back yard with a 24' x 16' garage, a shed, and another shop/garage with a wood floor. There is also a canvas tarp shed that you could park your RV or boat in. Text or call to arrange a viewing.