

436 1st Street S.W.T0H 1M0
Falher, Alberta

MLS # A2144131



\$90,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,316 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Garage Door Opener, Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: n/a

New on the market! Affordable well maintained 3 bedroom, 1 bath mobile home with a garage and addition! As you step inside, you'll be greeted with a large addition, providing a spacious family room with plenty of storage space. Garden doors lead to a deck, perfect for your morning coffee, or evening barbecues. Inside, the kitchen features stainless steel appliances, ample cupboard space, and a beautiful open layout with the living room! Upgrades in recent years include new shingles, windows, doors, hot water tank and furnace. The garage features power, storage, and a wheelchair ramp with railing for convenience and accessibility. The yard is beautifully landscaped and boasts a garden area, shed, deck and is partially fenced for added privacy. This property offers a combination of comfort, functionality, and outdoor enjoyment, making it a wonderful place to call home! Call today for a viewing!