

**5 1 Avenue SW**  
**Falher, Alberta**

**MLS # A2159589**



**\$207,499**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	Stone, Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Storage		

**Inclusions:** n/a

**\*\*Immediate Possession Available\*\*** Charming Fully Renovated 3-Bedroom, 2-Bathroom Home in Prime Falher Location! Step into this beautifully updated home and be greeted by stunning new flooring, expansive windows, and a bright open-concept design that invites comfort and modern elegance. The kitchen is a chef's dream, featuring a generous array of refreshed white cabinets with new hardware, ample counter space, and a central island perfect for meal prep and entertaining. You'll find two well-sized bedrooms and a tastefully updated 3-piece bathroom upstairs. Recent enhancements include freshly painted baseboards, trim, new window coverings, and durable vinyl plank flooring. The lower level offers a spacious living area, an additional large bedroom with an impressive closet, a full 4-piece bathroom, a laundry room, and storage space. In 2020, significant upgrades were made to plumbing, electrical systems, the furnace, and more, including a new washer and dryer. The property is situated on a sizable corner lot and boasts a beautifully landscaped yard with mature trees, offering privacy and curb appeal. The exterior of the home has been thoughtfully updated with new siding, windows, doors, rockwork, eavestroughs, soffits, and downspouts, all completed in 2020. Additional features include a detached one-car garage, an oversized shed, and a generously paved driveway. Ideally situated just one block from downtown and the arena, this home is also conveniently close to all essential amenities, offering the perfect blend of convenience and community living. Take your chance to make this exquisite property your new home. Schedule your showing today!