

**115 1 Avenue SW
Falher, Alberta**

MLS # A2165635

\$54,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	640 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating: High Efficiency, Forced Air

Water: -

Floors: Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space, Partial

LLD: -

Exterior: Wood Frame

Zoning: R

Foundation: Block, Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: NA

A perfect starter home at an affordable price!! This 2 bedroom 1 bath home has been updated with flooring, kitchen, some windows and bathroom. Some to the more mundane upgrades but important to a buyer is the updated plumbing, newer high efficiency furnace and hot water tank. This is a compact home that fits well for a single person or young couple - this is a great opportunity to get away from renting and begin the process to build equity so in the future a bigger and newer home may be on the horizon!! There is a 12 X 24 garage that offers security and enclosure for storage and a vehicle - it is powered - not heated but very good to keep the snow and rain off or great storage. The sign is up!! Call today!!