

109 Central Avenue SW
Falher, Alberta

MLS # A2172177



\$159,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	1944 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Gravel Driveway, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2 - Low density resident
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: gazebo, shed, detached games room

One level living in Falher! Extensive renovations have been completed, all you have to do is move in! As you approach the home you will notice the new siding, wrap around deck and car port which has been recently added, in the back there is a great deck for entertaining complete with a large gazebo. There is plenty of yard for the fire pit and kids to play as well as a shed for storage and great detached multipurpose room! Currently set up as games room this is a great bonus space for the teenagers, a home office, gym, craft room, the possibilities are endless! This bonus space is set up with power and natural gas perfect for year round use. Inside the home you will find 3 nicely sized bedrooms as well as a fully renovated bathroom. There is room for a formal dining room, or if you can enjoy the space as a second living room. Renovated throughout the sellers have managed to keep the charm of the home intact while updating the function and layout. It's also in a great location! Located just down the street from the park and arena and within walking distance to shopping this home is a must see! Floor plan is available in the photos section, 360 tour is available in the media section.