

# \$199,000 - 5 1 Avenue Sw, Falher

MLS® #A2232715

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.17 Acres

NONE, Falher, Alberta

Charming, Fully Renovated Home on a Corner Lot in the Heart of Falher!

Welcome to this beautifully updated 3-bedroom, 2-bathroom home, ideally located just one block from downtown and the arena. From the moment you step inside, you'll be greeted by a new vinyl plank flooring, a fresh paint, and an expansive windows that fill the space with natural light. The bright, open-concept layout blends comfort and style, making it perfect for modern living. The kitchen is a standout, featuring sleek white cabinets with updated hardware, new stainless steel appliances, ample counter space, and a central island that's ideal for both meal prep and entertaining. Upstairs, the space offers two generously sized bedrooms and a fully updated 3-piece bathroom. Downstairs, you'll find a spacious living area, a large third bedroom with a massive closet, a 4-piece bathroom, a laundry room, and plenty of storage space. Major updates completed in 2020 include a new plumbing, electrical systems, a furnace, washer, and dryer, among other improvements. Giving you peace of mind for years to come. Outside, the home sits on a large, beautifully landscaped corner lot with mature trees, providing privacy and a strong curb appeal. Exterior upgrades (also in 2020) include a new siding, stonework, windows, doors, soffits, eavestroughs, and downspouts. The backyard features a fenced-in dog run, a back alley access, a detached one-car garage, and an



oversized shed with a spacious paved driveway. This move-in-ready home combines thoughtful updates, stylish finishes, and a prime location, all within proximity to various amenities. Don't miss your chance to own this fantastic property—book your showing today!

Built in 1968

### Essential Information

MLS® #	A2232715
Price	\$199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5 1 Avenue Sw
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	24
Zoning	R2

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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