

**117 1st Avenue SW**  
**Falher, Alberta**

**MLS # GP200588**



**\$47,000**

<b>Division:</b>	Falher		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	755 sq.ft.	<b>Age:</b>	1929 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Detached Garage, Gravel Driveway, Other		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Laminate, Linoleum

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Crawl Space, None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R2 - Low Density Resident

**Foundation:** Poured Concrete

**Utilities:** Electricity, Natural Gas

**Features:** -

**Inclusions:** Please note the satellite system includes the dish only, no receiver

Are you looking to buy your first home or an inexpensive rental property? This home has been meticulously maintained and is move in ready. The interior was repainted in 2015, new flooring installed in 2013 and a new hot water tank installed in 2016. With large windows and patio doors you will find this home nice and bright. The main floor features a nice sized entrance and kitchen with a living room, dining room and half bath. The upper level has a full bathroom with an additional stand alone shower, laundry area and bedroom. Outside there is a small single garage for additional storage and a patio to relax on. All situated on a large lot which has a driveway long enough to park several vehicles and alley access for your convenience. Don't miss out, book an appointment to view with your favorite REALTOR® today.