

# \$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 aÂ spacious paved driveway. This move-in-ready home combines thoughtful updates, stylish finishes, and a prime location, all within proximity to various amenities. Donâ€™t miss your chance to own this fantastic propertyâ€”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 |
|-------------------|--------------------------------|

|              |  |
|--------------|--|
| 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 | 1               |
| Zoning         | R2              |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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