

# \$44,900 - 008 3rd Avenue S.e., Falher

MLS® #A2237332

**\$44,900**

4 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.17 Acres

NONE, Falher, Alberta

Welcome to this charming affordable 1.5 story home in Falher! With 4 bedrooms, this home offers both comfort and flexibility for first time buyers, growing families, or anyone looking to personalize their space. The home has 2 spacious bedrooms upstairs, plus a smaller room that can easily serve as a home office, craft room, or child bedroom, plus a bonus sitting area providing a cozy space perfect for unwinding or reading! On the main level, youâ€™ll find a bedroom offering great flexibility for main-floor living, a bath with jetted tub, a spacious entryway, functional kitchen and living room area. Laundry is downstairs with plenty of extra storage space. Upgrades include a new hot water tank (2024), shingles (2015), newer fridge, electrical service and plumbing, and some flooring. The spacious yard has rear parking with alley access, a deck leading to a concrete pad, perfect for entertaining and features a 12x29 shed with power and electrical heat with lots of shelving, perfect for hobbies, storage, or a workshop! Conveniently located within walking distance to shopping centers and local amenities! Call today for a viewing!

Built in 1943

## Essential Information

MLS® # A2237332

Price \$44,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 826               |
| Acres          | 0.17              |
| Year Built     | 1943              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 008 3rd Avenue S.e.          |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Alley Access, Parking Pad, Asphalt |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub                                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                 |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Yard, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco                 |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 2              |
| Zoning         | R-2            |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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