

# \$170,000 - 120 5 Avenue Sw, Falher

MLS® #A2232726

**\$170,000**

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.20 Acres

NONE, Falher, Alberta

Well-Maintained 3-Bedroom, 2-Bathroom Home with Triple Garage in Falher! This move-in-ready home offers the perfect blend of comfort, space, and functionality. Featuring 3 bedrooms and 2 bathrooms, it's ideal for families or those seeking a spacious layout. Step inside to an open floor plan with a large living room that flows effortlessly into the kitchen. The kitchen boasts plenty of cabinet and countertop space, an eat-up island, and a dedicated dining area perfect for hosting. A large pantry with built-in shelving adds extra convenience, while the bonus room or boot room provides additional flexibility for storage or workspace. The primary bedroom includes a generous walk-in closet and steps from the main 4-piece bathroom. Downstairs, you'll find a cozy rec room, a laundry area, 2 additional bedrooms, a 3-piece bathroom, and a large storage room complete with built-in shelving. Outside, you'll find a triple-car garage with back alley access and ample parking space for vehicles, trailers, or toys. Nestled in the peaceful community of Falher, this well-maintained home is a wonderful opportunity to settle into a move-in-ready property with room to grow. Don't miss out—schedule your showing today!

Built in 1980

## Essential Information



MLS® #	A2232726
Price	\$170,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	120 5 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	Triple Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry
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 Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	11
Zoning	R1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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