

# \$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	1
Zoning	R-2

### **Listing Details**

Listing Office	Royal LePage P.V.R. Realty
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