

\$89,900 - 114 2nd Avenue S.w., Falher

MLS® #A2251529

\$89,900

2 Bedroom, 1.00 Bathroom, 896 sqft

Residential on 0.17 Acres

NONE, Falher, Alberta

Welcome to this charming 2-bedroom bungalow in the friendly community of Falher, perfect for first time buyers or those looking to downsize. The spacious entryway offers plenty of room for jackets and shoes with ample cupboards for storage. Conveniently located off the entry, the main floor laundry area also features extra cupboards for added functionality. The kitchen and living room area feature an open layout that allows natural light to brighten the space, creating a warm and inviting atmosphere. Both bedrooms are generous in size, offering comfort and flexibility to meet your needs.. Upgrades in the last 10-15 years include new furnace, hot water tank, metal roof, windows, and flooring. Step outside to a gardener's dream! The beautifully designed yard features a spacious garden, raised garden boxes, an abundance of raspberries, and an apple tree. A garden shed provides extra storage, while the detached garage with power is perfect for a workshop. This thoughtfully designed yard offers plenty of rear parking, back alley access, and cement sidewalk blocks for easy accessibility. Enjoy relaxing on the covered front deck, the perfect spot to sit back and unwind. This Property is ready to welcome you home! Don't miss your chance and call today for a viewing!

Built in 1955

Essential Information



MLS® #	A2251529
Price	\$89,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	114 2nd Avenue S.w.
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

Amenities

Parking Spaces	4
Parking	Alley Access, Gravel Driveway, Parking Pad, Single Garage Detached, See Remarks
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn
Roof	Metal

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	4
Zoning	R-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.