

# \$8,500 - 448 1st Street Sw, Falher

MLS® #A2262875

**\$8,500**

3 Bedroom, 1.00 Bathroom, 1,085 sqft

Residential on 0.19 Acres

NONE, Falher, Alberta

Situated on a large pie shaped lot on a quiet street in Falher this older manufactured home is priced low enough you can put the some work in and make it your own or remove the home and replace it with a newer manufactured home. This unique lot offers parking and a smaller yard in front with lots of space in the back for a private yard. There is alley access on the back side of the lot which would lend itself well to additional parking or a detached garage. Make an appointment to take a closer look today!

Built in 1977

## Essential Information

MLS® #	A2262875
Price	\$8,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,085
Acres	0.19
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address 448 1st Street Sw



Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Pie Shaped Lot
Roof	Other
Construction	Aluminum Siding
Foundation	Other

### Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	MHR_ Manufactured Home Re

### Listing Details

Listing Office	RE/MAX Northern Realty
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