

# \$159,000 - 109 Central Avenue Sw, Falher

MLS® #A2219117

**\$159,000**

3 Bedroom, 1.00 Bathroom, 1,215 sqft

Residential on 0.23 Acres

NONE, Falher, Alberta

One level living in Falher! Extensive renovations have been completed, all you have to do is move in! As you approach the home you will notice the new siding, wrap around deck and car port which has been recently added, in the back there is a great deck for entertaining complete with a large gazebo. There is plenty of yard for the fire pit and kids to play as well as a shed for storage and great detached multipurpose room! Currently set up as games room this is a great bonus space for the teenagers, a home office, gym, craft room, the possibilities are endless! This bonus space is set up with power and natural gas perfect for year round use. Inside the home you will find 3 nicely sized bedrooms as well as a fully renovated bathroom. There is room for a formal dining room, or if you can enjoy the space as a second living room. Renovated throughout the sellers have managed to keep the charm of the home intact while updating the function and layout. It's also in a great location! Located just down the street from the park and arena and within walking distance to shopping this home is a must see! Floor plan is available in the photos section, 360 tour is available in the media section.

Built in 1944

## Essential Information

MLS® #

A2219117



Price	\$159,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,215
Acres	0.23
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	109 Central 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	Carport, Gravel Driveway, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Perimeter Wall, Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	4
Zoning	R2 - Low density resident

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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