

\$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, Asphalt, Parking Pad

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	9
Zoning	R-2

Listing Details

Listing Office	Royal LePage P.V.R. Realty
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