

# \$260,000 - 128 3 Avenue Se, Falher

MLS® #A2218469

**\$260,000**

4 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.22 Acres

NONE, Falher, Alberta

Spacious 4-Bedroom Home in the Heart of Falher! Welcome to this inviting 4-bedroom, 2-bathroom home, offering a spacious and well-thought-out floor plan perfect for families or anyone needing extra space. The bright and functional kitchen features an abundance of cabinetry and countertop space, seamlessly flowing into the dining area with charming bay windows that flood in natural light. The open layout continues into a large living room adorned with bay windows, making it the ideal space for gathering and relaxing. Youâ€™ll find a generously sized primary bedroom on the main floor, two additional guest bedrooms, and a 4-piece bathroom. One of the main floor bedrooms currently houses the washer and dryer for convenient main-level laundry. Downstairs offers even more living space, including a large rec room with a cozy fireplace, a dry bar with an additional fridge, perfect for entertaining. Plus a fourth bedroom, a 3-piece bathroom, and a cold storage room for all your seasonal needs. Step outside to enjoy the expansive backyard filled with mature trees and shrubs, a garden area ready for your planting dreams, and a partially covered deck for outdoor lounging. Additional features include a single-car garage, a carport with alley access, and a storage shed. This home blends space, comfort, and functionality both inside and out. Book your showing today!

Built in 1974



## Essential Information

MLS® #	A2218469
Price	\$260,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.22
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	128 3 Avenue Se
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

## Amenities

Parking Spaces	4
Parking	Carport, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage, Garden
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Fruit Trees/Shrub(s), Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

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.