

# \$84,000 - 436 1 Street Sw, Falher

MLS® #A2203045

**\$84,000**

3 Bedroom, 1.00 Bathroom, 1,293 sqft

Residential on 0.17 Acres

NONE, Falher, Alberta

Step into this inviting, affordable home that perfectly balances comfort and convenience. Featuring three cozy bedrooms and a 4-piece bathroom. The kitchen features stainless steel appliances and ample cupboard and countertop space, making meal prep a breeze. The bright living room, flooded with natural light from large windows, is ideal for unwinding. Plus, a spacious recreational room with sliding doors to the backyard offers endless possibilities—whether you want to create a gym, playroom, or extra lounge area. An attached single-car garage provides secure parking and extra storage, while the private deck is perfect for relaxing or hosting friends. With an additional shed and back alley access for extra ease, plus being just steps away from a park, schools, and shopping, this home is an amazing find at a great price! Book your showing today!

Built in 1976

## Essential Information

MLS® #	A2203045
Price	\$84,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,293
Acres	0.17
Year Built	1976



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	436 1 Street Sw
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood, Block

### Additional Information

Date Listed	March 17th, 2025
Days on Market	31
Zoning	MHR

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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