\$199,999 - 102 1 Avenue Se, Falher

MLS® #A2207694

\$199,999

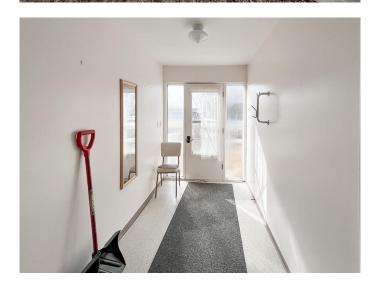
11 Bedroom, 4.00 Bathroom, 3,717 sqft Residential on 0.51 Acres

NONE, Falher, Alberta

This one-of-a-kind property in the heart of Falher presents a rare opportunity for those with visionâ€"whether you're seeking a large family home, an income-generating investment, or a unique space for a bed & breakfast, boarding house, or training facility. Ideally situated just steps from downtown and backing onto the serene greenspace of a nearby school, the home offers both convenience and a peaceful setting. The main floor features two flexible bedrooms or office spaces, a spacious kitchen and dining area ideal for gathering, a massive walk-in pantry with endless storage, two generous recreation rooms, and a 2-piece bathroom. The upper level offers nine bedrooms, a bathroom with two stalls, a separate shower room, a dedicated training or classroom space with a private entrance, and additional storage. The lower level adds functionality with a large laundry room, 3-piece bathroom, workshop, and storage room. Mature trees line the partially fenced yard, adding shade, privacy, and charm, while the garage provides even more storage or workspace. With its expansive layout, unique character, and unbeatable location, this property is brimming with potential and ready to be customized to your heart's desire. Book your viewing today!







Built in 1963

Essential Information

MLS® # A2207694 Price \$199,999

Bedrooms 11

Bathrooms 4.00

Full Baths 1

Half Baths 3

Square Footage 3,717

Acres 0.51

Year Built 1963

Type Residential
Sub-Type Detached
Style 2 Storey

Community Information

Address 102 1 Avenue Se

Active

Subdivision NONE City Falher

County Smoky River No. 130, M.D. of

Province Alberta
Postal Code T0H 1M0

Amenities

Status

Parking Spaces 2

Parking Gravel Driveway, Off Street, Parking Pad

Interior

Interior Features Built-in Features, Ceiling Fan(s), Open Floorplan, Storage

Appliances Refrigerator, Stove(s), Washer/Dryer, Freezer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Corner Lot, Treed

Roof Asphalt

Construction Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 7th, 2025

Days on Market 210 Zoning COM

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.