

\$149,900 - 107 Central Avenue S.w., Falher

MLS® #A2250642

\$149,900

3 Bedroom, 1.00 Bathroom, 1,180 sqft

Residential on 0.23 Acres

NONE, Falher, Alberta

Welcome to this updated 3-bedroom bungalow in Falher with a beautiful backyard and a great location! As you walk in, youâ€™ll feel at home with the open layout, which effortlessly connects the living room, dining room, and kitchen creating a great flow for both everyday living and entertaining. The kitchen offers ample cupboard space, a pantry, and a portable island for added convenience. Its bright, airy atmosphere is perfect for cooking and enjoying family meals. The dining room is generously sized, easily accommodating a large table, which is ideal for hosting, or just having plenty of room to move around. The living room features a white shiplap wall, and garden doors for added natural light. The master bedroom has a large closet organizer for all your storage needs and the two additional bedrooms are also large and comfortable. The enclosed entry-way has a charming French door, adding an extra layer of privacy and offers plenty of space for a seating bench or convenient storage for jackets and shoes. It also has a separate room which would be ideal for a storage room or office space. Step outside to a beautifully landscaped yard with shrubs, trees, and flowers, creating a peaceful atmosphere. Garden boxes and a shed make gardening a breeze, and the spacious yard offers additional room for gardening or a future garage. The shed could also be used as a small workshop. Enjoy your summer days on the deck, or unwind by the firepit area, perfect for relaxing



with family and friends. The backyard features a large parking pad, and back alley access for your convenience. The partial fenced yard is closed off with easy gate door access, making it ideal for pets and small children. Upgrades for your peace of mind, include a high efficient furnace, tin roof, and some new windows. Other upgrades in recent years are flooring, new light fixtures, drywall and paint. Ideally located within walking distance to the Recreation Complex, park, splash park and shopping! This home is move-in ready and offers the perfect blend of modern updates, functional living space, and a peaceful retreat. Call today for a viewing!

Built in 1949

Essential Information

MLS® #	A2250642
Price	\$149,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,180
Acres	0.23
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	107 Central Avenue S.w.
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

Amenities

Parking Spaces	6
Parking	Alley Access, Parking Pad, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Private
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	49
Zoning	R-2

Listing Details

Listing Office	Royal LePage P.V.R. Realty
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