



102 1 Avenue SE, Falher, Alberta - \$199,999



Main Photo

Property Description

This one-of-a-kind property in the heart of Falher presents a rare opportunity for those with vision—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!

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