

\$299,000 - 131 2nd Street Nw, Falher

MLS® #A2261033

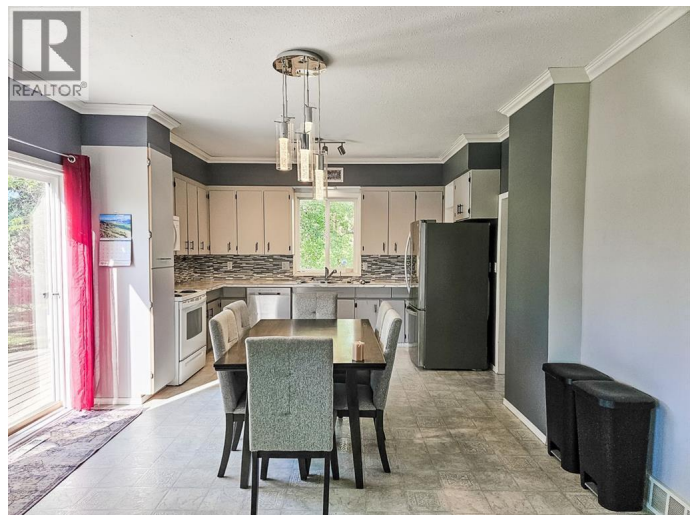
\$299,000

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Single Family on 2.50 Acres

N/A, Falher, Alberta

Welcome to a beautifully updated home that combines the character of a farmhouse with modern comfort. The open-concept kitchen, dining, and living spaces flow effortlessly, with patio doors leading to a sunny south-facing deck. The kitchen boasts newer appliances, a modern backsplash, updated counters, and the timeless touch of hardwood floors that continue through the living room and hallway. Upstairs, a bright landing filled with natural light welcomes you to two cozy guest bedrooms and a 3-piece bathroom, complete with charming dormer windows and angled ceilings. The fully finished basement adds even more living space, featuring a spacious family room, an additional bedroom, a bathroom, a laundry area, and a temperature-controlled cold storage room. Outdoors, the yard feels like a private sanctuary, surrounded by mature trees and brimming with fruit trees, perennials, saskatoons, raspberries, chokecherries, grapes, and a garden ready for planting. Enjoy summer evenings around the firepit, or put your green thumb to work in one of the two greenhouses, including an impressive 20' x 40' structure. For the hobbyist or handyman, this acreage is a dream come true. Multiple outbuildings provide ample dry storage, along with two large heated shops. One with 220 wiring and gas heat, the other with both gas and wood heat. Offering town water, privacy, and 2.5 acres of beautifully maintained land, it's the perfect blend of



country living and in-town convenience.
Don't miss this rare opportunity to enjoy
acreage life without compromise! (id:6289)

Built in 1941

Essential Information

Listing #	A2261033
Price	\$299,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,616
Acres	2.50
Year Built	1941
Type	Single Family
Sub-Type	Freehold

Community Information

Address	131 2nd Street Nw
Subdivision	N/A
City	Falher
Province	Alberta
Postal Code	T0H1M0

Amenities

Amenities	Park, Schools, Shopping
Features	Wet bar
Parking Spaces	6
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Sutton Group Grande Prairie Professionals



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Listing information last updated on November 3rd, 2025 at 4:46pm PST