

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

MLS® #A2261033

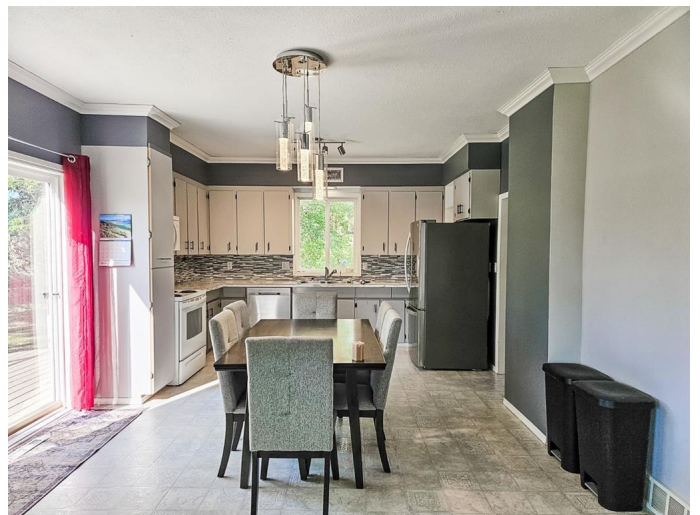
\$299,000

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 2.50 Acres

NONE, 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!

Built in 1941

Essential Information

MLS® #	A2261033
Price	\$299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	2.50
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	131 2nd Street Nw
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Wet Bar, Master Downstairs
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Fire Pit, Garden, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	9
Zoning	R2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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