

4807 45 Avenue
Spirit River, Alberta

MLS # A2213857



\$100,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	704 sq.ft.	Age:	1916 (109 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 sheds

This great little home is solid, and has had many upgrades over the years. To best of knowledge it was built in 1905, and moved onto the basement in the mid 50s. Garage is newer. The oldest window on the main floor is the living room window and it is 1972 and is good shape. You have 2 bedrooms, and a good size family room and smaller kitchen, which boasts new cabinets. The basement features huge family room, laundry and cold storage. This home boasts a cute front entry and large back deck, You get a huge lot, and 20 x 24 heated garage with great cement floor. The power is 100 amp. This a great starter home or for down sizing, or investment. Call to view today