

4704 47 Avenue
 Spirit River, Alberta

MLS # A2214070



\$245,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Natural Woodwork, Primary Downstairs, See Remarks, Storage, Sump Pump(s)		
Inclusions:	N/A		

Charming character home in Spirit River! This home has the perfect balance of character and contemporary, with plenty of space for the whole family. Step inside the large entry way leading to the 9 ft ceiling living room, main floor master with built-in closet and updated 3 piece ensuite bathroom. The kitchen is entirely renovated with new stainless steel appliances, bright cabinets and loads of counter space. Whether you are hosting guests or baking with the kids, the kitchen is a bright and inviting space for all. Off of the kitchen is a secondary bedroom or playroom with an additional 2 piece bathroom! Upstairs offers an A-frame loft with 2 bedrooms, a bonus room, and a brand new bathroom with double vanities and a stand up shower. The possibilities in this home are endless with ample storage and an unfinished basement that allows the imagination to flow. The wall/attic insulation, wiring, windows, furnace and hot water heater have all been recently updated, along with new light fixtures, fresh paint, trim, flooring and so much more! Outside of the home offers ample parking for your vehicles and RV, as well as a fully fenced backyard. Book your private showing before it is gone!