

**5109 46 Avenue  
Spirit River, Alberta**

**MLS # A2225026**



**\$195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This great home features a bright kitchen with tonnes of cupboards open to dining room, and large south facing living room. All appliances are around 10 yrs old. You have 2 bedrooms on the main floor, large bathroom, and main floor laundry. The laundry can be turned back into a bedroom if needed as there are complete hook ups in the basement. The basement also boasts another bedroom, huge family room, and a bathroom with suana shower. There is tonnes of storage as well.. Outside you have a covered entry, cement parking in front, and double garage in back. There is a garden area as well to the side of the garage. The back yard features a cement patio as well. Call to view today