

4405 47 Street
Spirit River, Alberta

MLS # A2226675



\$155,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Composite Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Welcome Home! Whether you are a first time home buyer, a new family looking for a starter home, a retiree ready to slow down, or an investor wanting to take on the Spirit River rental market, this home is for you! This cozy bungalow hosts 2 bedrooms, a 4 piece bathroom, and a bonus room with a secondary entrance. The potential with this affordable home is truly endless. Enter through the front door into the large living room and you will feel the charm instantly. Off of the living room, to the front of the home is the master bedroom, boasting plenty of natural light. The kitchen is a beautifully renovated space, with plenty of cupboard space and enough room to entertain! Off of the kitchen is a four piece bathroom and a second bedroom. The home hosts a separate laundry area, which would be a great space for a shared laundry and secondary bathroom/powder room. The addition on the home is currently used a bedroom with another entrance, but would be a beautiful office space or reading room! Outside is a gorgeous private oasis, with an enclosed deck. Some of the backyard is fully fenced, while another area is wide open for RV parking and gardening. The shed has new siding and offers plenty of storage. This is a property you don't want to miss out on! Call today to book your private viewing.