

4809 45 Avenue
Spirit River, Alberta

MLS # A2238726



\$129,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	688 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Attached Carport, Gravel Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions: N/A

Solid gem of a home in Spirit River on a huge lot, this home has been in the same family for generations! Lovingly maintained with updated shingles, newer hot water tank, tile backsplash and moveable island in the kitchen, and an updated bathroom. Lots of space in the living room and dining room and a front foyer to keep the weather out which has a large closet! The laundry has been moved in to the upstairs closet (could be moved back to basement if desired). Full concrete basement has partial development - there's a rec room with a window that could possibly be used as a bedroom and lots of storage space. There's an attached carport off the back to keep you vehicle out of the weather, and a deck off the back door. Large lot with back alley access. Close to schools and shopping - consider this affordable option in Spirit River with low taxes as your new home!