

5015 46 Avenue  
Spirit River, Alberta

MLS # A2241587



\$79,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Wood Siding	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	Fire pit, raised bed, 2 sheds		

Charming 1948 home in Spirit River, offering 2 bedrooms, 1 bathroom, and original hardwood flooring in the living room. This mostly original property features updated vinyl window inserts, a new hot water tank, and a high-efficiency furnace. Sitting on an oversized, fully fenced lot, it includes two storage sheds, raised garden beds, a fire pit, and tons of parking off of back lane. Crawl space concrete foundation make home systems easily accessible. This home is ideal as a starter property or investment! Spirit River is a close-knit community with schools, healthcare, and recreation, and offers a strong rental market due to its affordability, stable population, and proximity to agriculture and oil & gas industries—making this home an excellent opportunity for consistent rental income or low-cost homeownership; Priced to sell this home wont last long! Under an hour to Grande Prairie too!