

4406 46 Street
Spirit River, Alberta

MLS # A2251820



\$139,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,422 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Block, Wood	Utilities:	-
Features:	Bookcases, Closet Organizers, Laminate Counters, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, metal car port

This is an excellent opportunity in Spirit River. Can't beat this location on a dead end road and right across from the school and park! The manufactured home features 4 bedrooms, 2 full bathrooms. Master bedroom has a 4 piece ensuite and walk in closet. Bright kitchen with a pantry and ample cabinets, and the living room features built-in cabinets. Hot water tank was replaced last fall. The extra large detached garage measures 20ftx30ft, it's heated with both a wood stove & natural gas forced air for backup, and has concrete floor & tin interior walls. There is also a metal carport to keep your vehicle out of the weather too! Large lot with many trees, back alley access and a shed. Lots of room for RV parking. Check out the 3D virtual tour and contact your favorite REALTOR to view this great home before it's too late!