

5031 45 Avenue
Spirit River, Alberta

MLS # A2255573



\$145,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	744 sq.ft.	Age:	1961 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Boiler, Central	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	res
Foundation:	Perimeter Wall	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This cute little property could be yours!! With large kitchen, and huge living room. The spacious Studio bedroom/ living room could easily be turned back into a living room with separate bedroom with one wall. Seller can put this in if you wish. You also have new bathroom with walk in shower. You get cute yard with gardens, raised beds, perennials, and covered deck. There is a great little insulated she shed with power that could be a work room, she shed or guest house...you decide. There is another shed for storage, and large driveway could be the place for a future garage. You have new water heat furnace and updated bathroom, new windows, shingles, doors and paint, as well as new wiring. All the expensive things have been done. Call to view this gem today!!!