

5110 45 Avenue
Spirit River, Alberta

MLS # A2258850



\$205,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,230 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained 2014 modular home located in the peaceful and friendly community of Spirit River. This one-owner home shows true pride of ownership and is in immaculate condition, ready for its next chapter. Step inside and be greeted by a spacious open-concept living area with soaring ceilings and an abundance of natural light. The layout is ideal for entertaining or relaxing with family, featuring a generous living space that flows seamlessly into the dining area and kitchen. The kitchen boasts rich, dark-stained cabinetry, sleek stainless steel appliances, and ample counter space, perfect for cooking up your favorite meals in style. The primary bedroom is a private retreat, complete with a full ensuite bathroom featuring a large soaker tub, ideal for unwinding after a long day. Two additional bedrooms provide flexibility for children, guests, or a home office, and are served by a second 3-piece bathroom. A separate laundry room with its own exterior entrance adds convenience and helps keep the home tidy—ideal for busy households or pet owners. The sliding patio doors lead you out to a spacious deck, perfect for BBQs, summer gatherings, or simply enjoying the tranquility of your surroundings. The fully fenced yard offers privacy and security for children or pets to play safely. A detached garage adds excellent storage and parking, with the roof recently re-shingled for peace of mind. Additionally, the hot water tank was just replaced, making this home even more move-in ready. Whether you're looking to downsize, invest, or find your first home, this property delivers exceptional value in a serene neighborhood setting.