

5109 44 Avenue
Spirit River, Alberta

MLS # A2266897



\$115,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	802 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Alley Access, Asphalt, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Perimeter Wall	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: 18x22 shed with power and concrete floor, 10x18 garden shed

Cosy, comfortable home ideally located in Spirit River close to hospital, schools, and downtown! This 2 bedroom bungalow would make an excellent investment property in a community that is short on rental properties or a great starter home or retirement home. Located on a 50x140 lot with back alley access, a garden bed and two storage sheds. The kitchen overlooks the back yard and has lots of counter and cupboard space. Kitchen was rewired in 2007, flooring has been updated, some windows replaced, roof resingled in 2019 and more improvements in recent years.