

**5102 43 Avenue  
Spirit River, Alberta**

**MLS # A2276529**



**\$392,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	r
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** garage heater, basement fridge, AC UNIT, GARAGE FRIDGE, WINDOW COVERINGS, BEDROOM TV & MOUNT

Updated 4-bedroom, 2-bath home in Spirit River featuring both an attached garage and a bonus heated & detached double garage with back alley access. This beautiful property sits on a large, treed lot tucked away at the back of town and perched on a rise, offering peaceful surroundings and scenic views of the Peace River Valley. Over the years, the home has seen numerous updates including a modern kitchen with soft-close cabinets and drawers, new flooring in 2020, and shingles, siding, and windows completed approximately 10 years ago, with more recent improvements such as a basement bathroom and hot water tank in 2021 and central air conditioning added in 2024. The main floor offers a spacious layout with three bedrooms, a large bathroom featuring double sinks and direct access from the primary bedroom, convenient main-floor laundry, a bright oversized living room with a large front window, and the updated kitchen ideal for family living or entertaining. The fully finished basement includes a large rec room, an extra-large bedroom with a walk-in closet, an updated bathroom with a custom tile shower, a storage room, and a pellet stove that provides efficient backup heat for northern Alberta winters. The attached garage is 16' x 29' and insulated, complemented by a large front driveway, while the impressive 32' x 20' heated detached double garage offers additional parking, storage, or workshop space. The oversized treed lot features a concrete patio, a gas line for a BBQ, and the privacy of having only one direct neighbour, and to top it off, high-speed fibre optic internet makes this home an excellent option for remote work or home-based businesses.