

4923 45 Avenue
Spirit River, Alberta

MLS # A1154891



\$114,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	913 sq.ft.	Age:	1950 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed, wood shed, gazebo

This great little home is move in ready, and is perfect! There have been many upgrades including, shingles, windows, paint, and flooring, and electrical. This house boasts 100 amp power, with new wiring and outlets. You get 3 bedrooms, 1 good size bathroom, and a cute living room, open to the kitchen, which is surprisingly large. The large kitchen is modern, and practical with lots of counters. The basement does not leak, and is open for your development, So you could have larger family room or possibly more bedrooms. The home rests on 1.5 lots, and is quite large. Call to view today!