

**4407 47 Street**  
**Spirit River, Alberta**

**MLS # A2106791**



**\$148,000**

<b>Division:</b>	Spirit River		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

NEW PICS ADDED! INVESTMENT PROPERTY or FIRST-TIME HOME BUYER? 3 bedroom 1 1/2 bathroom home! Home has metal roofing and newer windows! A back deck and patio area with a fully fenced yard and lots of parking off the back lane and an off street parking spot at the front. An RV plug and block heater plugs too! Quiet street, a short distance from the community arena and pool! Perfect for you family. Currently rented. As an investment, this property can be purchased with MLS A2106774 next door, for \$250,000 (for both properties). Call to view today!