

**14 Sunset Drive  
Spirit River, Alberta**

**MLS # A2107124**



**\$199,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Shed

Freshly renovated and move-in ready! Newer windows, siding, shingles and privacy screened patio outside; perfect for morning coffee! Inside new flooring, paint, trim and main bathroom. Large yard with mature trees; amazing north view from the backyard. Cement parking pad at front, back lane and is in a desirable location. A bright kitchen open to the dining area; lots of cupboards and counters. Big living room has wood fire place and windows that look south. The main floor also boasts 3 large bedrooms; primary bedroom has a 2 pc ensuite. Main bathroom with shower; main floor laundry in the hall. The basement has an incredible work area, good sized family room (operating as a bedroom currently), and lots of storage and shelving. There is room for more development to suit your needs. Property comes with shed. Call to view today!