

5120 46 Avenue  
Spirit River, Alberta

MLS # A2112237



\$145,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	1965 (59 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		
Heating:	Fireplace(s), Forced Air		Water: -
Floors:	Carpet, Linoleum		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full, Partially Finished		LLD: -
Exterior:	Concrete, Stone, Wood Siding		Zoning: res
Foundation:	Poured Concrete		Utilities: -
Features:	Bar, Jetted Tub, Sauna, See Remarks		
Inclusions:	wood stove		

This huge home boasts beautiful bright living room with gorgeous fire place. There are 2 bedrooms on the main floor, both of which are huge. One has an en suite. The kitchen has lots of cupboards and counters, as well as an island and is wide open with amazing south lighting. There is room for a large family table here. The home has a double attached garage. At this point one side is a work shop, but that can easily be changed back. The house rests on a double lot with mature trees. One is over 100 yrs old. The basement has large family room with wood stove and bar. There is one more bedroom, a bathroom, laundry room, and even a sauna.... There is plenty of storage as well. This home could be your dream home with a little updating. Call to view today Taxes also have local improvement o \$1493.00 which will be paid for in 6 yrs and 7yrs.