

4801 45 Avenue

Spirit River, Alberta

MLS # A2121662



\$309,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	ICF Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Take a look at this stunning, 9 year old custom-built bungalow, nestled on a prime corner plot. Step through the welcoming entrance into the spacious living room with large windows. Next is the large kitchen boasting a raised island and a dining space, and LED lighting beneath the cupboards. Each bedroom is generously sized for comfortable living! The primary en-suite features a luxurious tub and his/hers vanity. Enjoy the convenience of an expansive heated double car garage! The basement offers additional space with a partially finished area including a 2 bedrooms, living room, large utility storage room, and a bathroom. Unique to this home is the external sani-dump sewer access, conveniently located at the front next to the ample RV parking. A state-of-the-art sump pump system ensures peace of mind! Contact your Realtor® of choice to book a viewing!