

# \$115,000 - 4809 45 Avenue, Spirit River

MLS® #A2238726

**\$115,000**

2 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Solid gem of a home in Spirit River on a huge lot, this home has been in the same family for generations! Lovingly maintained with updated shingles, newer hot water tank, tile backsplash and moveable island in the kitchen, and an updated bathroom. Lots of space in the living room and dining room and a front foyer to keep the weather out which has a large closet! The laundry has been moved in to the upstairs closet (could be moved back to basement if desired). Full concrete basement has partial development - there's a rec room with a window that could possibly be used as a bedroom and lots of storage space. There's an attached carport off the back to keep you vehicle out of the weather, and a deck off the back door. Large lot with back alley access. Close to schools and shopping - consider this affordable option in Spirit River with low taxes as your new home!

Built in 1956

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238726  |
| Price          | \$115,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 688       |
| Acres          | 0.16      |
| Year Built     | 1956      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4809 45 Avenue                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Alley Access, Gravel Driveway, Attached Carport |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters                                         |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Window Unit(s)                                                                            |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Partially Finished                                                                  |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete, Wood Frame                       |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 62             |
| Zoning         | R1             |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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