

# \$145,000 - 5031 45 Avenue, Spirit River

MLS® #A2255573

**\$145,000**

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.12 Acres

NONE, Spirit River, Alberta

This cute little property could be yours!! With large kitchen, and huge living room. The spacious Studio bedroom/ living room could easily be turned back into a living room with separate bedroom with one wall. Seller can put this in if you wish. You also have new bathroom with walk in shower. You get cute yard with gardens, raised beds, perennials, and covered deck. There is a great little insulated she shed with power that could be a work room, she shed or guest house...you decide. There is another shed for storage, and large driveway could be the place for a future garage. You have new water heat furnace and updated bathroom, new windows, shingles, doors and paint, as well as new wiring. All the expensive things have been done. Call to view this gem today!!!

Built in 1961

## Essential Information

MLS® #	A2255573
Price	\$145,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.12
Year Built	1961
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5031 45 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H3G0

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Central
Cooling	None
Basement	None

### Exterior

Exterior Features	Garden
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Perimeter Wall

### Additional Information

Date Listed	September 11th, 2025
Zoning	res

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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