

4823 46 Avenue
Spirit River, Alberta

MLS # A2136341



\$189,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	1965 (59 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

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

Inclusions: none

Family home with double detached garage! Garage has cement floor, heated and 220v! Home has three bedrooms upstairs, main bathroom with tub/shower, good sized living room with South facing front door and large picture window. Kitchen has been updated with brown sugar maple cabinets and vinyl plank flooring. A sun room the length of the home off the back kitchen entrance; perfect for the green thumbs tomatoes and herbs! Fridge, electric stove and microwave is included. Downstairs, you have a walk-out entrance, a large family room with gas stove, another 3pc bathroom with shower, laundry room, storage room and cold room. Washer/Dryer and laundry sink with folding table included. 100 amp panel in home, newer Lennox furnace and HWT replaced in 2023. Many updated vinyl windows and metal roofing on home and garage. Mature lilac bushes surround the home on this beautiful corner lot on the hill. Call to book your viewing today! Red 2019 Ford King Ranch is also available for purchase.