

5, 4304 51 Street
Spirit River, Alberta

MLS # A2158944



\$140,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	612 sq.ft.	Age:	2011 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Baseboard, Boiler, Zoned	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms)	Zoning:	RS
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: refrigerator, stove, washer & dryer

Very affordable, 55+ years young housing can be yours in the wonderful ’Grandview Estates’ complex in the quaint & friendly community of Spirit River. This 1 bedroom, 1 bathroom is an adorable unit providing single floor living, meaning no stairs to have to tackle. Easy clean laminate flooring in the open kitchen, dining and living room areas. Nice kitchen has attractive cupboards with over sink ledge, plus dishwasher & pantry. Large bedroom has carpet and bathroom has easily accessible walk-in shower. Storage room & handy laundry area as well add to the practicality of the home. Air conditioning to help you stay comfortable during the hot days & nights of summer. Concrete patio pad in front to sit out and enjoy the sunshine, and paved parking for your vehicle & cute shed for storage. Common area in building to play games & visit fellow residents as well as guest room use for friends or family when they come to see you. Snow removal, grounds maintenance, heat, water, sewer & garbage collection are all included in the monthly condo fees. Contact a REALTOR® today for more info or to view!