

**4404 46 Street**  
**Spirit River, Alberta**

**MLS # A2169244**



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Vinyl Windows		

**Inclusions:** N/A

Need more shop space? This may be the home for you! Three bedroom home with two garages and a workshop. Brand new shingles replaced summer 2024. Mature trees on a quiet cul-de-sac adjacent to the Spirit River Regional Academy School. The large drive way leads up to the attached double car garage with 9ft high doors. Inside, you have a coat closet at the wide entrance. Upstairs, vaulted ceilings in the living room and open spaced dining area, kitchen and pantry. Tile counter tops and eat up breakfast bar that seats three. Fridge, electric stove is 2024 and Bosch dishwasher are included. Down the hall, you have main floor laundry (washer/dryer 2021), the main 4pc bathroom w/tub and the primary bedroom with 3pc ensuite w/shower. Upstairs, two more good sized bedrooms with views that over look the football field. Downstairs is undeveloped has 9ft high ceilings and lots of space; ready to be finished to your hearts desire! it is roughed in for a bathroom. Could be developed into an additional bedroom, or two, a large entertainment room, or a home gym? Outside, you have a deck that fits the smoker and the bbq. The yard is fully fenced for fido or the kids. A heated workshop (intention was a grinding room separate from the studio built in 2020, insulated R30) with multiple 220v plugins and own 60amp panel. Also, a detached heated 24x26ft double garage/machine shop w/multiple 220v, 200 amp power (rotary 3 phase converter 600v is available for separate purchase) with cement floor. R50 insulation in attic. This space is currently functioning as a metal working studio. However, the overhead door can be adjusted top fit a large service truck if desired. Talk about TONS of space for work or hobbies! Call to book your private viewing today!