

**4713 42 Avenue
Spirit River, Alberta**

MLS # A2194820



\$155,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, No Neighbours Behind, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Jetted Tub, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Shed

Welcome Home! This spacious 1996 Manufactured Home is warm and inviting, with many updates throughout the residence. All new Vinyl Plank flooring, fresh paint, door handles and fixtures add a modern touch and are sure to impress! This 3 bedroom home hosts a large master bedroom, featuring an ensuite bathroom with a jetted soaker jet, stand up shower and double vanity! The open concept kitchen and living room boast a breakfast bar, plenty of cupboard space, large windows and skylights allowing a plethora of natural light. On the opposite end of the home you will find two more bedrooms and a three piece bathroom. The laundry room has a brand new washer and dryer, as well more as more storage and a second entrance. Outside enjoy your own small homestead and garden, with a new shed for storage. With no neighbors to the front or rear of the home, you can enjoy the gorgeous views of the sunrises above the farmers field across the way. This home is located in a quiet neighborhood, close to schools, parks, and shopping. As well, just behind the home is the Community Garden! The home will have new shingles and some additional new windows installed prior to possession. Call today to book your viewing!