

**4817 43A Avenue**  
**Spirit River, Alberta**

**MLS # A2195428**



**\$135,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed

This affordable 3 bedroom home backs onto the pool, and is **READY FOR YOU!** You get a huge living room, open to the bright kitchen with lots of counters and cupboards. The large master bedroom also boasts a great 3 piece ensuite. The bedrooms are a good size. The yard is fenced and features great deck, 2 sheds, and beautiful front yard. Possession can be quick. Call for your viewing today.