

**5207 Sunset Drive**  
**Spirit River, Alberta**

**MLS # A2212441**



**\$210,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parkade		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This great home is on a corner lot on Sunset Drive in Spirit River. You get a great garden area, and large deck on this huge lot. There have been many upgrades including most windows, furnace, gutters, garage door and opener, and deck, and hot water tank is 1 yr old. The Kitchen is bright and large, with lots of cabinets, and open to the dining area. There is a huge family room looking to the north with a fire place. You have laundry, and 3 bedrooms and a bathroom on the main floor. The basement boasts another bedroom and bathroom, and huge family room. This home has lots of storage, and a great cold room. The 30 x 16 garage is insulated with cement floor. Call to view today.