

4701 45 Avenue  
Spirit River, Alberta

MLS # A2189627



**\$135,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

3 bedroom 2 bathroom home on corner lot with double car garage! Garage has natural gas for heating and cement pad. Large driveway is also paved; making snow clearing easy! Property has many mature trees and shrubs; a deck of the entrance to the home faces West; perfect for an evening beverage. Inside, the kitchen with espresso cabinets has tons of cupboard space and functional shelving. Eat in kitchen is perfect in this cozy home. Living room is bright and spacious! Primary bedroom has large double closets. At the other end of the home, two more good sized bedrooms with a Jack and Jill doors to the 2pc ensuite between them! Fresh flooring, paint and trim (currently being installed). Brand new fan in the living room too! This property has great views of the Peace River Valley in the distance to the North; call and book your private showing today!