

4502 52 Street  
Spirit River, Alberta

MLS # A2206487



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,249 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden		
Heating:	Baseboard, Boiler, Hot Water, Natural Gas		Water: Public
Floors:	Carpet, Linoleum		Sewer: Public Sewer
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Stucco		Zoning: RES
Foundation:	Poured Concrete		Utilities: Natural Gas Connected
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, No Animal Home, No Smoking Home, Sauna, Storage, Wet Bar		
Inclusions:	WHITE RAISED GARDEN BEDS, SHED, KITCHEN/DINING ROOM SHELVING, PORCH SHELVING AND PEG BOARDS.		

This unique A-frame, 3 level split home, has distinctive architectural design and an inviting outdoor space with mature trees, perennial gardens and high fencing for privacy. An outdoor patio, indoor sauna and an enclosed back porch/sunroom are ready to greet you with a warm welcome; get ready to relax at the beginning or end of your day; or both! This home has 4 bedrooms and 2 bathrooms. The main level is the living room located in the A Frame; vaulted ceilings, a cozy wood fireplace with hearth and lots of natural light, with East facing windows. Upstairs, the dinning room fits your family table and hutch. The kitchen has a breakfast island and butcher block counter for food prep or rising some cinnamon buns! Down the hall 2 good sized bedrooms and a main bathroom with tub/shower combo. Downstairs, the family room with sauna and wet bar, two more bedrooms and utility room with laundry and 3pc bathroom w/shower. This home has storage!! The bookcases double as doors to storage under the A Frame too. The home has never had any water issues; a safe and secure investment. Outside, the large and long paved driveway fits your RV or camper. The back yard is perfect for entertaining and also has a garden shed and gate to the back lane. If you are seeking a charming and character-filled property, this is it!