

**63 McAlpine Crescent  
Spirit River, Alberta**

**MLS # A2211988**



**\$147,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	22-78-6-W6
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

**Inclusions:** Window Coverings

This three-bedroom home in Spirit River is a fantastic opportunity for a buyer looking for a project. The costly renovations, including a new roof (within the last 5 years), windows, and hot water tank, have already been taken care of, saving you significant expense and effort. Nestled on a quiet cul-de-sac with lane access offering ample parking, this property boasts numerous desirable features. Enjoy the convenience of two bathrooms – one upstairs and one in the partially finished basement. A deck with built-in seating provides a relaxing outdoor space. While some cosmetic updates are needed, this solid home is priced to sell and ready for its next owners to add their personal touch. Quick possession is available.