

# \$275,000 - 4502 52 Street, Spirit River

MLS® #A2206487

**\$275,000**

4 Bedroom, 2.00 Bathroom, 1,249 sqft

Residential on 0.18 Acres

NONE, Spirit River, Alberta

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!

Built in 1975

## Essential Information



MLS® #	A2206487
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,249
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	4502 52 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Utilities	Natural Gas Connected
Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Sauna, Storage, Wet Bar, Beamed Ceilings, Bookcases
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Boiler, Natural Gas, Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	24
Zoning	RES

### **Listing Details**

Listing Office	eXp Realty
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