

\$100,000 - 4807 45 Avenue, Spirit River

MLS® #A2213857

\$100,000

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

This great little home is solid, and has had many upgrades over the years. To best of knowledge it was built in 1905, and moved onto the basement in the mid 50s. Garage is newer. The oldest window on the main floor is the living room window and it is 1972 and is good shape. You have 2 bedrooms, and a good size family room and smaller kitchen, which boasts new cabinets. The basement features huge family room, laundry and cold storage. This home boasts a cute front entry and large back deck, You get a huge lot, and 20 x 24 heated garage with great cement floor. The power is 100 amp. This a great starter home or for down sizing, or investment. Call to view today

Built in 1916

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2213857 |
| Price | \$100,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 704 |
| Acres | 0.16 |
| Year Built | 1916 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------------------|
| Address | 4807 45 Avenue |
| Subdivision | NONE |
| City | Spirit River |
| County | Spirit River No. 133, M.D. of |
| Province | Alberta |
| Postal Code | T0H 3G0 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|----------------------------|
| Interior Features | See Remarks |
| Appliances | Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Other |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 5 |
| Zoning | Res |

Listing Details

| | |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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