

# \$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
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## 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	8
Zoning	Res

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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