

# \$135,000 - 4713 42 Avenue, Spirit River

MLS® #A2194820

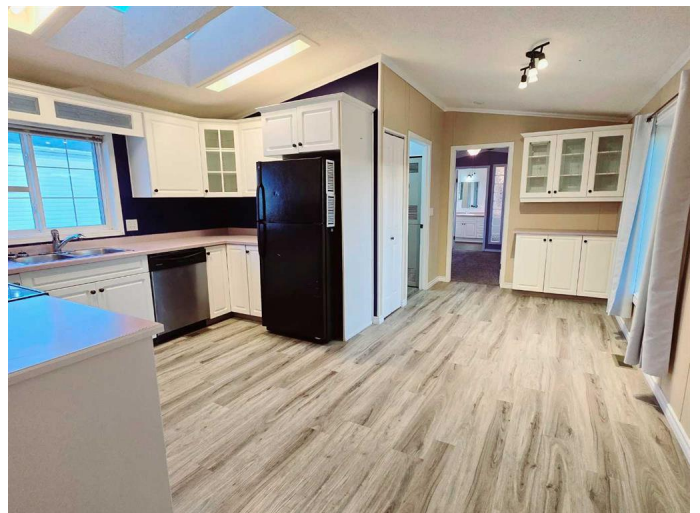
**\$135,000**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.14 Acres

NONE, Spirit River, Alberta

Welcome Home! This spacious 1996 Manufactured Home is warm and inviting, with many updates throughout the residence. All new Vinyl Plank flooring, fresh paint, door handles and fixtures add a modern touch and are sure to impress! This 3 bedroom home hosts a large master bedroom, featuring an ensuite bathroom with a jetted soaker jet, stand up shower and double vanity! The open concept kitchen and living room boast a breakfast bar, plenty of cupboard space, large windows and skylights allowing a plethora of natural light. On the opposite end of the home you will find two more bedrooms and a three piece bathroom. The laundry room has a brand new washer and dryer, as well more as more storage and a second entrance. Outside enjoy your own small homestead and garden, with a new shed for storage. With no neighbors to the front or rear of the home, you can enjoy the gorgeous views of the sunrising above the farmers field across the way. This home is located in a quiet neighborhood, close to schools, parks, and shopping. As well, just behind the home is the Community Garden! The home has brand new windows in the master bathroom and new shingles are being installed first week of May! The furnace has a new blower and motherboard, with all maintenance complete! This is a great home for a first time home owner, with minimal maintenance required. Call today to book your viewing!



Built in 1996

## Essential Information

MLS® #	A2194820
Price	\$135,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4713 42 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H3G0

## Amenities

Parking Spaces	2
Parking	Parking Pad, Driveway

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Jetted Tub, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner, Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

## Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Garden, No Neighbours Behind, Other

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	79
Zoning	RES

### **Listing Details**

Listing Office	eXp Realty
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