

# \$129,000 - 4809 45 Avenue, Spirit River

MLS® #A2238726

**\$129,000**

2 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Solid gem of a home in Spirit River on a huge lot, this home has been in the same family for generations! Lovingly maintained with updated shingles, newer hot water tank, tile backsplash and moveable island in the kitchen, and an updated bathroom. Lots of space in the living room and dining room and a front foyer to keep the weather out which has a large closet! The laundry has been moved in to the upstairs closet (could be moved back to basement if desired). Full concrete basement has partial development - there's a rec room with a window that could possibly be used as a bedroom and lots of storage space. There's an attached carport off the back to keep you vehicle out of the weather, and a deck off the back door. Large lot with back alley access. Close to schools and shopping - consider this affordable option in Spirit River with low taxes as your new home!

Built in 1956

## Essential Information

MLS® #	A2238726
Price	\$129,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.16
Year Built	1956



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4809 45 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Parking Spaces	4
Parking	Alley Access, Gravel Driveway, Attached Carport

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	7
Zoning	R1

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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