

\$350,000 - 4813 44 Avenue, Spirit River

MLS® #A2238935

\$350,000

4 Bedroom, 3.00 Bathroom, 2,200 sqft

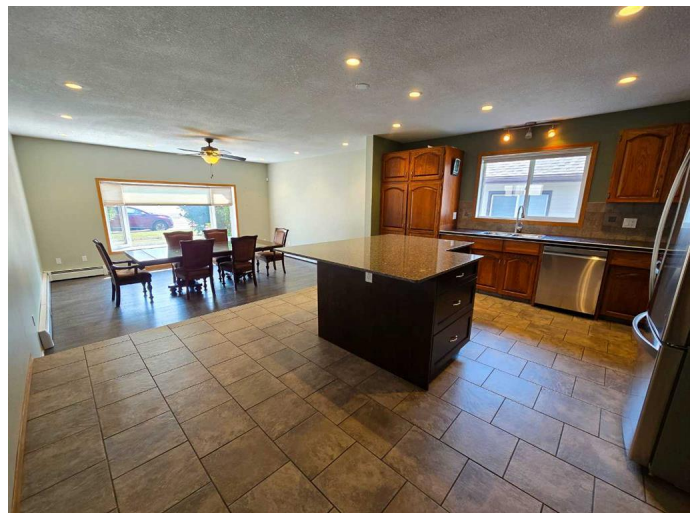
Residential on 0.13 Acres

NONE, Spirit River, Alberta

Welcome to this expansive and versatile 4-level split home in the heart of Spirit River, ideally located just steps from schools and local amenities including the pool and library! With over 4 fully developed levels, this property offers an abundance of space and endless potential for growing families or anyone looking for room to spread out. Featuring 4 generous bedrooms and 2 .5 bathrooms, including a private master ensuite, this home combines comfort and functionality. The layout includes a dedicated office space, perfect for remote work or study, a large dining area perfect for family functions, and a fully finished basement offering even more living and entertainment options. Enjoy the convenience of both a carport and a detached garage, with a separate back entrance leading directly to the garage—ideal for privacy, storage, or even potential suite development. Whether you're hosting, relaxing, or working from home, this property provides massive indoor space and a great layout that adapts to your lifestyle. The large yard offers room for kids to play, pets to roam, or future landscaping dreams. Don't miss this opportunity to own a spacious, well-located home in a wonderful community. Endless potential and space for the whole family—come see all this home has to offer!

Built in 1981

Essential Information



MLS® #	A2238935
Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	4813 44 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	Attached Carport, RV Access/Parking, Single Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	14
Zoning	RES

Listing Details

Listing Office	eXp Realty
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