

\$155,000 - 4506 47 Street, Spirit River

MLS® #A2113656

\$155,000

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Residential on 0.20 Acres

NONE, Spirit River, Alberta

Great 3 bedroom family home on huge lot with detached garage! This home has an extra long driveway at the front and back lane access to the garage as well. Fully landscaped, this property has been loved and well taken care of. Home is open and bright. Through the front door, you have an entrance closet, living room, open den/office area, kitchen. Kitchen boasts a newer Bosch dishwasher, fridge, electric stove, pantry and wrap-around breakfast counter. View from the kitchen looks to the banks of the Peace River in the distance; breathtaking. Off the kitchen is the main floor laundry, with washer and dryer. Through the kitchen to the dining area, open to the living room. Living room has large windows that face the front of the home and South. The open/office den is large and would also make a great family room, entertainment area, work out space, or studio. Down the hall, you have two good sized bedrooms with nice sized closets and a main 4pc bathroom with tub. The primary bedroom is oversized and has double closets, an ensuite with sink and plenty of counter space, divided area for the toilet and shower; making getting ready in a shared space a breeze. Outside, a South facing brick patio; warm for morning coffee or iced tea in the afternoon under the shade of a patio umbrella. The yard is a full 171 ft long and is fenced! The single car detached garage is 18x26 and has a cement floor; most benches are included. Next to the garage is a perennial garden on the East side and a productive



veggie garden to the North; includes rhubarb!
Yard has pruned maple and green ash. Note:
walnut dining room table, 6 chairs, extensions
for table, entertainment center, primary
bedroom and one night table, exterior hung
Christmas lights are also included. Exterior of
home is aluminum siding and easy to paint.
Furnace and shingles replaced in the last four
years, HWT in 2020. Call to view this
one-of-a-kind property today!

Built in 1977

Essential Information

MLS® #	A2113656
Price	\$155,000
Sold Price	\$128,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.20
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	4506 47 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H3G0

Amenities

Parking Spaces	6
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Perimeter Wall, Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	June 26th, 2024
Days on Market	108
Zoning	MHR
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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