

# \$159,900 - 5019 46 Avenue, Spirit River

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MLS® #A2151595

**\$159,900**

4 Bedroom, 1.00 Bathroom, 1,372 sqft

Residential on 0.17 Acres

NONE, Spirit River, Alberta

Welcome to this pleasant, well taken care of home in the friendly community of Spirit River. This character home was completely redesigned and rebuilt into 4 expanded levels in 1973. The carport and covered walk-way keeps you sheltered while walking to the side entrance, where you will come into the home with plenty of room for all your boots and shoes. On the main level there is a good sized eat in kitchen and a bright welcoming front living room. There is also a recently updated 3 piece bathroom to round out the main floor. Upstairs boasts 2 identical bedrooms and 1 over-sized Primary bedroom. The third level has a huge 17 x 17.5 ft living space plus a 4th bedroom! On the 4th level you will be pleased to find a neat and tidy laundry / utility room with plenty of storage space. This 1970s home has had many updates including; vinyl siding, tin roof (2021) , plumbing, electrical (90s), Hot water tank (2018), Furnace (2001), flooring and paint. The yard has been kept tip top and has plenty of privacy, the backyard has room for a future garage or a large garden. This property is actually 1 and 1/2 lots, what a fantastic bonus to utilize your outdoor time! This would make an excellent first home or an investment property, please call a Realtor to book your private viewing.

Built in 1973

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2151595      |
| Price          | \$159,900     |
| Sold Price     | \$152,000     |
| Bedrooms       | 4             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,372         |
| Acres          | 0.17          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 5019 46 Avenue                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                                                  |
| Parking        | Carport, Off Street                                                                                                                                |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Partial                                       |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Treed |
| Roof            | Metal                                                                               |
| Construction    | Vinyl Siding                                                                        |
| Foundation      | Poured Concrete                                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 27th, 2024   |
| Date Sold      | August 22nd, 2024 |
| Days on Market | 26                |
| Zoning         | R                 |
| HOA Fees       | 0.00              |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | All Peace Realty Ltd. |
|----------------|-----------------------|

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