

\$335,000 - 4404 46 Street, Spirit River

MLS® #A2169244

\$335,000

3 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.19 Acres

NONE, Spirit River, Alberta

Need more shop space? This may be the home for you! Three bedroom home with two garages and a workshop. Brand new shingles replaced summer 2024. Mature trees on a quiet cul-de-sac adjacent to the Spirit River Regional Academy School. The large drive way leads up to the attached double car garage with 9ft high doors. Inside, you have a coat closet at the wide entrance. Upstairs, vaulted ceilings in the living room and open spaced dining area, kitchen and pantry. Tile counter tops and eat up breakfast bar that seats three. Fridge, electric stove is 2024 and Bosch dishwasher are included. Down the hall, you have main floor laundry (washer/dryer 2021), the main 4pc bathroom w/tub and the primary bedroom with 3pc ensuite w/shower. Upstairs, two more good sized bedrooms with views that over look the football field. Downstairs is undeveloped has 9ft high ceilings and lots of space; ready to be finished to your hearts desire! it is roughed in for a bathroom. Could be developed into an additional bedroom, or two, a large entertainment room, or a home gym? Outside, you have a deck that fits the smoker and the bbq. The yard is fully fenced for fido or the kids. A heated workshop (intention was a grinding room separate from the studio built in 2020, insulated R30) with multiple 220v plugins and own 60amp panel. Also, a detached heated 24x26ft double garage/machine shop w/multiple 220v, 200 amp power (rotary 3 phase converter 600v is



available for separate purchase) with cement floor. R50 insulation in attic. This space is currently functioning as a metal working studio. However, the overhead door can be adjusted top fit a large service truck if desired. Talk about TONS of space for work or hobbies! Call to book your private viewing today!

Built in 2008

Essential Information

MLS® #	A2169244
Price	\$335,000
Sold Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	4404 46 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Pantry
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	December 11th, 2024
Days on Market	75
Zoning	RES
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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