

# \$152,000 - 4405 47 Street, Spirit River

MLS® #A2226675

**\$152,000**

2 Bedroom, 1.00 Bathroom, 885 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Welcome Home! Whether you are a first time home buyer, a new family looking for a starter home, a retiree ready to slow down, or an investor wanting to take on the Spirit River rental market, this home is for you! This cozy bungalow hosts 2 bedrooms, a 4 piece bathroom, and a bonus room with a secondary entrance. The potential with this affordable home is truly endless. Enter through the front door into the large living room and you will feel the charm instantly. Off of the living room, to the front of the home is the master bedroom, boasting plenty of natural light. The kitchen is a beautifully renovated space, with plenty of cupboard space and enough room to entertain! Off of the kitchen is a four piece bathroom and a second bedroom. The home hosts a separate laundry area, which would be a great space for a shared laundry and secondary bathroom/powder room. The addition on the home is currently used a bedroom with another entrance, but would be a beautiful office space or reading room! Outside is a gorgeous private oasis, with an enclosed deck. Some of the backyard is fully fenced, while another area is wide open for RV parking and gardening. The shed has new siding and offers plenty of storage. This is a turn key home that is ready for a new owner or tenant, with a new hot water tank in 2024, updated plumbing, a gas fireplace that has been recently serviced, and updated electrical. The furnace is original but the seller has had it inspected and is able to provide a report to



show it's condition! The shingles and insulation are about 6 years old, the front deck was built in 2023, and the windows were done in 2018! This is a property you don't want to miss out on! Call today to book your private viewing.

Built in 1970

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226675    |
| Price          | \$152,000   |
| Sold Price     | \$150,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 885         |
| Acres          | 0.16        |
| Year Built     | 1970        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 4405 47 Street                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 4                              |
| Parking        | Parking Pad, RV Access/Parking |

**Interior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                    |

|                 |                      |
|-----------------|----------------------|
| Cooling         | None                 |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas                  |
| Has Basement    | Yes                  |
| Basement        | Crawl Space, Partial |

## Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Garden                                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Private, Garden, See Remarks |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Composite Siding                                                                           |
| Foundation        | Poured Concrete                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 30th, 2025  |
| Date Sold      | June 28th, 2025 |
| Days on Market | 26              |
| Zoning         | RES             |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.