

\$115,000 - 4809 45 Avenue, Spirit River

MLS® #A2238726

\$115,000

2 Bedroom, 1.00 Bathroom, 688 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Solid gem of a home in Spirit River on a huge lot, this home has been in the same family for generations! Lovingly maintained with updated shingles, newer hot water tank, tile backsplash and moveable island in the kitchen, and an updated bathroom. Lots of space in the living room and dining room and a front foyer to keep the weather out which has a large closet! The laundry has been moved in to the upstairs closet (could be moved back to basement if desired). Full concrete basement has partial development - there's a rec room with a window that could possibly be used as a bedroom and lots of storage space. There's an attached carport off the back to keep you vehicle out of the weather, and a deck off the back door. Large lot with back alley access. Close to schools and shopping - consider this affordable option in Spirit River with low taxes as your new home!

Built in 1956

Essential Information

MLS® #	A2238726
Price	\$115,000
Sold Price	\$110,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	688
Acres	0.16



Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4809 45 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	Alley Access, Attached Carport, Gravel Driveway

Interior

Interior Features	Kitchen Island, Ceiling Fan(s), Laminate Counters
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Date Sold	September 12th, 2025
Days on Market	64
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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.