

# \$195,000 - 5109 46 Avenue, Spirit River

MLS® #A2225026

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

This great home features a bright kitchen with tonnes of cupboards open to dining room, and large south facing living room. All appliances are around 10 yrs old. You have 2 bedrooms on the main floor, large bathroom, and main floor laundry. The laundry can be turned back into a bedroom if needed as there are complete hook ups in the basement. The basement also boasts another bedroom, huge family room, and a bathroom with suana shower. There is tonnes of storage as well.. Outside you have a covered entry, cement parking in front, and double garage in back. There is a garden area as well to the side of the garage. The back yard features a cement patio as well. Call to view today

Built in 1968

## Essential Information

MLS® #	A2225026
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	5109 46 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	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	res

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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