

\$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	21
Zoning	res

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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