

# \$100,000 - 4807 45 Avenue, Spirit River

MLS® #A2213857

**\$100,000**

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

This great little home is solid, and has had many upgrades over the years. To best of knowledge it was built in 1905, and moved onto the basement in the mid 50s. Garage is newer. The oldest window on the main floor is the living room window and it is 1972 and is good shape. You have 2 bedrooms, and a good size family room and smaller kitchen, which boasts new cabinets. The basement features huge family room, laundry and cold storage. This home boasts a cute front entry and large back deck, You get a huge lot, and 20 x 24 heated garage with great cement floor. The power is 100 amp. This a great starter home or for down sizing, or investment. Call to view today

Built in 1916

## Essential Information

MLS® # A2213857

Price \$100,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 704

Acres 0.16

Year Built 1916

Type Residential

Sub-Type Detached

Style Bungalow



Status Active

### Community Information

Address 4807 45 Avenue  
Subdivision NONE  
City Spirit River  
County Spirit River No. 133, M.D. of  
Province Alberta  
Postal Code T0H 3G0

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Heated Garage  
# of Garages 2

### Interior

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

### Exterior

Exterior Features Other  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 22nd, 2025  
Days on Market 1  
Zoning Res

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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.