

# \$235,000 - 4704 47 Avenue, Spirit River

MLS® #A2214070

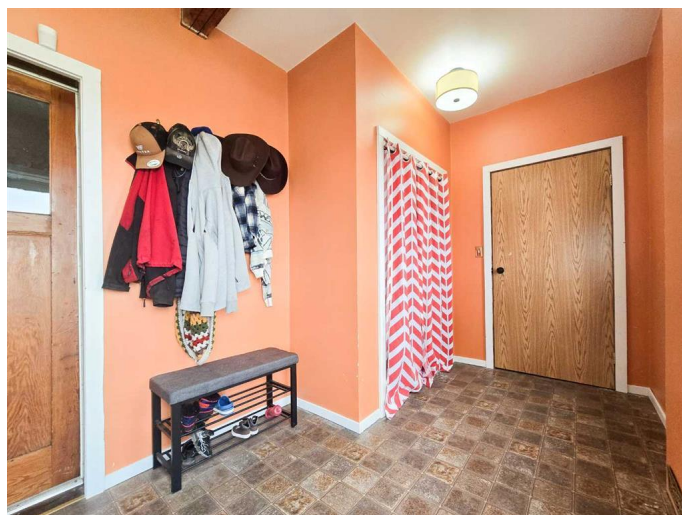
**\$235,000**

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.21 Acres

NONE, Spirit River, Alberta

Discover the perfect blend of vintage charm and modern updates in this beautifully renovated character home, ideally located in the welcoming community of Spirit River. With its small town feel, friendly neighbors, and all essential amenities close at hand, including schools, grocery stores, medical services, and recreational facilities, Spirit River is the perfect place to plant roots and enjoy a quieter pace of life. From the moment you step into the spacious entryway, youâ€™ll feel right at home. The living room boasts 9-foot ceilings and is filled with natural light, creating a warm and inviting space for relaxing or entertaining. The main floor primary suite features a built-in closet and an updated 3-piece ensuite, offering comfort and convenience. The heart of the home, its kitchen, has been completely renovated with modern stainless steel appliances, bright cabinetry, and generous counter space, perfect for preparing meals or hosting gatherings. Just off the kitchen, youâ€™ll find a versatile secondary room ideal as a bedroom, office, or playroom, along with a convenient 1/2 bath. Upstairs, the charming A-frame loft provides two more bedrooms, a bonus room, and a brand new bathroom with double vanities and a walk-in shower, ideal for growing families or guests. Additional highlights include: Newly updated insulation, wiring, windows, furnace, and hot water tank, as well as fresh paint, trim, lighting, and flooring throughout. The unfinished basement is ready for your creative touchâ€”perfect for a



rec room, home gym, or additional storage!  
Enjoy the privacy of a fully fenced backyard and ample parking, including RV space.  
Located just minutes from Spirit River’s shops, schools, and the scenic countryside, while only being 45 minutes from Grande Prairie and 1 hour from Dawson Creek, this home offers the best of both comfort and community. Whether you’re upsizing, downsizing, or relocating, this property has endless potential. Book your private showing today!

Built in 1945

**Essential Information**

MLS® #	A2214070
Price	\$235,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.21
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	4704 47 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

**Amenities**

Parking Spaces	4
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Parking	Parking Pad, RV Access/Parking, Carport
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## Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Natural Woodwork, See Remarks, Storage, Sump Pump(s), Double Vanity, Master Downstairs
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	101
Zoning	RES

## Listing Details

Listing Office	eXp Realty
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