

\$155,000 - 4405 47 Street, Spirit River

MLS® #A2226675

\$155,000

2 Bedroom, 1.00 Bathroom, 885 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Welcome Home! Whether you are a first time home buyer, a new family looking for a starter home, a retiree ready to slow down, or an investor wanting to take on the Spirit River rental market, this home is for you! This cozy bungalow hosts 2 bedrooms, a 4 piece bathroom, and a bonus room with a secondary entrance. The potential with this affordable home is truly endless. Enter through the front door into the large living room and you will feel the charm instantly. Off of the living room, to the front of the home is the master bedroom, boasting plenty of natural light. The kitchen is a beautifully renovated space, with plenty of cupboard space and enough room to entertain! Off of the kitchen is a four piece bathroom and a second bedroom. The home hosts a separate laundry area, which would be a great space for a shared laundry and secondary bathroom/powder room. The addition on the home is currently used a bedroom with another entrance, but would be a beautiful office space or reading room! Outside is a gorgeous private oasis, with an enclosed deck. Some of the backyard is fully fenced, while another area is wide open for RV parking and gardening. The shed has new siding and offers plenty of storage. This is a turn key home that is ready for a new owner or tenant, with a new hot water tank in 2024, updated plumbing, a gas fireplace that has been recently serviced, and updated electrical. The furnace is original but the seller has had it inspected and is able to provide a report to



show it's condition! The shingles and insulation are about 6 years old, the front deck was built in 2023, and the windows were done in 2018! This is a property you don't want to miss out on! Call today to book your private viewing.

Built in 1970

Essential Information

MLS® #	A2226675
Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	885
Acres	0.16
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4405 47 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Crawl Space

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	19
Zoning	RES

Listing Details

Listing Office	eXp Realty
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