

\$205,000 - 5110 45 Avenue, Spirit River

MLS® #A2258850

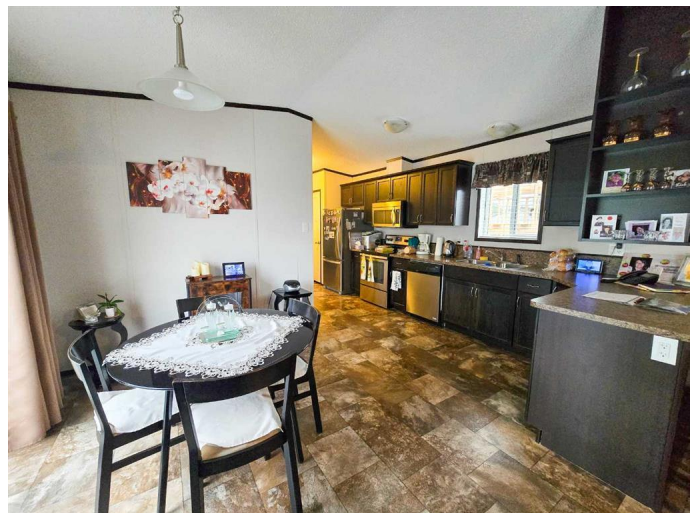
\$205,000

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Welcome to this beautifully maintained 2014 modular home located in the peaceful and friendly community of Spirit River. This one-owner home shows true pride of ownership and is in immaculate condition, ready for its next chapter. Step inside and be greeted by a spacious open-concept living area with soaring ceilings and an abundance of natural light. The layout is ideal for entertaining or relaxing with family, featuring a generous living space that flows seamlessly into the dining area and kitchen. The kitchen boasts rich, dark-stained cabinetry, sleek stainless steel appliances, and ample counter space, perfect for cooking up your favorite meals in style. The primary bedroom is a private retreat, complete with a full ensuite bathroom featuring a large soaker tub, ideal for unwinding after a long day. Two additional bedrooms provide flexibility for children, guests, or a home office, and are served by a second 3-piece bathroom. A separate laundry room with its own exterior entrance adds convenience and helps keep the home tidy—ideal for busy households or pet owners. The sliding patio doors lead you out to a spacious deck, perfect for BBQs, summer gatherings, or simply enjoying the tranquility of your surroundings. The fully fenced yard offers privacy and security for children or pets to play safely. A detached garage adds excellent storage and parking, with the roof recently re-shingled for peace of mind. Additionally, the hot water tank was just replaced, making this



home even more move-in ready. Whether you're looking to downsize, invest, or find your first home, this property delivers exceptional value in a serene neighborhood setting.

Built in 2014

Essential Information

MLS® #	A2258850
Price	\$205,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	5110 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
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 20th, 2025
Days on Market	3
Zoning	RES

Listing Details

Listing Office	eXp Realty
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