

\$340,000 - 5112 43 Avenue, Spirit River

MLS® #A2244555

\$340,000

3 Bedroom, 2.00 Bathroom, 1,413 sqft
Residential on 0.19 Acres

NONE, Spirit River, Alberta

This charming 3-bedroom, 2-bath bi-level home is packed with thoughtful upgrades and incredible outdoor living features. Inside, you'll love the bright kitchen complete with breakfast island, a new tile backsplash and gas stove, perfect for home-cooked meals. The recently added four-season sunroom (2023) with in-floor heating and tongue-and-groove pine creates a cozy retreat year-round. Updated shingles (2023), on-demand hot water, frost-free exterior taps, and an upgraded electrical panel add function and peace of mind. The vinyl siding also boasts styrofoam insulation underneath for extra heating cost savings. The living room faces North and looks over the Peace River Valley in the distance! Downstairs, you have an entertainment room with fireplace, 3pc bathroom with shower and the garage (currently used as a workshop, but can easily be converted back. This space would also make a great home gym). The backyard is a gardener's dream, beautifully landscaped and bursting with cherry, raspberry, blueberry, and saskatoon bushes, alongside perennial flowers. A 8 x 12ft greenhouse, 8 x 12 ft shed, dog run and house, gravel fire pit area, and included rain barrels make this outdoor space as practical as it is beautiful. The hot tub, installed just two years ago, adds the perfect touch for relaxation and is just off the sunroom. The paved, non-sloped driveway ensures easy year-round access. The fenced yard with gate to the back lane and farm fields



gives you serenity and privacy. Spirit River itself offers a blend of small-town charm and essential amenities, including health care clinic and hospital, schools, an arena, library, and seasonal festivals like Chepi Sepe Days. Whether you're starting fresh or slowing down, this move-in-ready home delivers comfort, utility, and a lifestyle you'll love.

Built in 1983

Essential Information

MLS® #	A2244555
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,413
Acres	0.19
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5112 43 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	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Kennel, Private Yard
Lot Description	Back Lane, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	RES

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.