

# \$145,000 - 5031 45 Avenue, Spirit River

MLS® #A2255573

## \$145,000

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.12 Acres

NONE, Spirit River, Alberta

This cute little property could be yours!! With large kitchen, and huge living room. The spacious Studio bedroom/ living room could easily be turned back into a living room with separate bedroom with one wall. Seller can put this in if you wish. You also have new bathroom with walk in shower. You get cute yard with gardens, raised beds, perennials, and covered deck. There is a great little insulated she shed with power that could be a work room, she shed or guest house...you decide. There is another shed for storage, and large driveway could be the place for a future garage. You have new water heat furnace and updated bathroom, new windows, shingles, doors and paint, as well as new wiring. All the expensive things have been done. Call to view this gem today!!!

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255573    |
| Price          | \$145,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 744         |
| Acres          | 0.12        |
| Year Built     | 1961        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 5031 45 Avenue                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H3G0                        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Boiler, Central                      |
| Cooling           | None                                 |
| Basement          | None                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |
| Foundation        | Perimeter Wall  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 59                   |
| Zoning         | res                  |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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