

# \$245,000 - 4704 47 Avenue, Spirit River

MLS® #A2214070

## \$245,000

4 Bedroom, 3.00 Bathroom, 1,450 sqft

Residential on 0.21 Acres

NONE, Spirit River, Alberta

Charming character home in Spirit River! This home has the perfect balance of character and contemporary, with plenty of space for the whole family. Step inside the large entry way leading to the 9 ft ceiling living room, main floor master with built-in closet and updated 3 piece ensuite bathroom. The kitchen is entirely renovated with new stainless steel appliances, bright cabinets and loads of counter space. Whether you are hosting guests or baking with the kids, the kitchen is a bright and inviting space for all. Off of the kitchen is a secondary bedroom or playroom with an additional 2 piece bathroom! Upstairs offers an A-frame loft with 2 bedrooms, a bonus room, and a brand new bathroom with double vanities and a stand up shower. The possibilities in this home are endless with ample storage and an unfinished basement that allows the imagination to flow. The wall/attic insulation, wiring, windows, furnace and hot water heater have all been recently updated, along with new light fixtures, fresh paint, trim, flooring and so much more! Outside of the home offers ample parking for your vehicles and RV, as well as a fully fenced backyard. Book your private showing before it is gone!

Built in 1945

## Essential Information

MLS® # A2214070

Price \$245,000



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
Parking	Carport, Parking Pad, RV Access/Parking

### Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Natural Woodwork, Master Downstairs, See Remarks, Storage, Sump Pump(s)
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            59

Zoning                        RES

### **Listing Details**

Listing Office                eXp Realty

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