

# \$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        61  
Zoning                      RES

**Listing Details**

Listing Office            eXp Realty

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