



4402 54 Street
Spirit River, Alberta

MLS # A2201070



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	Bar, See Remarks, Separate Entrance, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer

TURN KEY home in Spirit River. This house is located on a corner lot with a beautiful private yard. Beside the home you will find a long brick driveway leading you to a 14'6"X24'6" garage. The home shows really well! The upper level of the home offers a modern feel with a spacious kitchen dining area that leads into a bright and open living space. Down a short hall you will find a big bathroom with a dreamy stone shower! (this bathroom also has the option to have a main floor laundry). Plus the upper level has 3 good sized bedrooms including the primary bedroom measuring 12'x12'6"! The basement has a great living/tv/theatre area, huge bedroom, another living space, a full bathroom, storage space and SUITE potential!! Plus you could easily create a separate entrance if you do decide to suite the basement!! This solid home is a great opportunity for a 1st time buyer or investor to enter the market at an affordable price!!