

# \$135,000 - 4713 42 Avenue, Spirit River

MLS® #A2194820

**\$135,000**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.14 Acres

NONE, Spirit River, Alberta

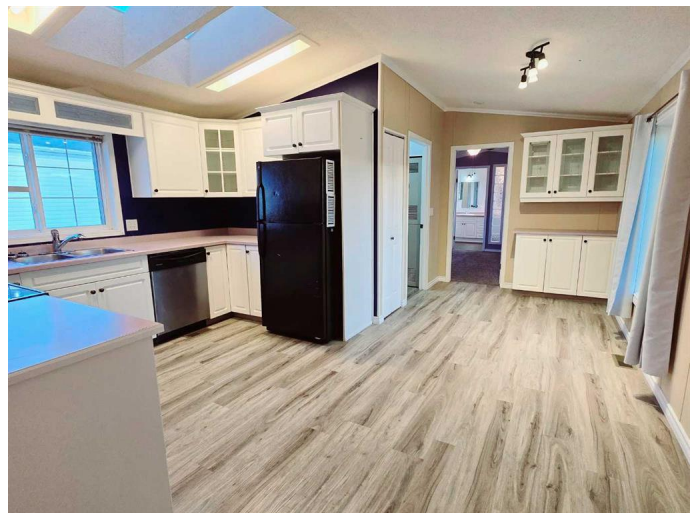
Welcome Home! This spacious 1996 Manufactured Home is warm and inviting, with many updates throughout the residence. All new Vinyl Plank flooring, fresh paint, door handles and fixtures add a modern touch and are sure to impress! This 3 bedroom home hosts a large master bedroom, featuring an ensuite bathroom with a jetted soaker jet, stand up shower and double vanity! The open concept kitchen and living room boast a breakfast bar, plenty of cupboard space, large windows and skylights allowing a plethora of natural light. On the opposite end of the home you will find two more bedrooms and a three piece bathroom. The laundry room has a brand new washer and dryer, as well more as more storage and a second entrance. Outside enjoy your own small homestead and garden, with a new shed for storage. With no neighbors to the front or rear of the home, you can enjoy the gorgeous views of the sunrising above the farmers field across the way. This home is located in a quiet neighborhood, close to schools, parks, and shopping. As well, just behind the home is the Community Garden! The home will have new shingles and some additional new windows installed prior to possession. Call today to book your viewing!

Built in 1996

## Essential Information

MLS® #

A2194820



|                |             |
|----------------|-------------|
| Price          | \$135,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,280       |
| Acres          | 0.14        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 4713 42 Avenue                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H3G0                        |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Driveway, Parking Pad |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Jetted Tub, Skylight(s), Vaulted Ceiling(s)             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | Other                                                                                                 |
| Basement          | None                                                                                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Garden                                                            |
| Lot Description   | Backs on to Park/Green Space, Garden, No Neighbours Behind, Other |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Pillar/Post/Pier                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 66                  |
| Zoning         | RES                 |

**Listing Details**

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

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