



## 4813 44 Avenue Spirit River Alberta

\$350,000

Welcome to this expansive and versatile 4-level split home in the heart of Spirit River, ideally located just steps from schools and local amenities including the pool and library! With over 4 fully developed levels, this property offers an abundance of space and endless potential for growing families or anyone looking for room to spread out. Featuring 4 generous bedrooms and 2 .5 bathrooms, including a private master ensuite, this home combines comfort and functionality. The layout includes a dedicated office space, perfect for remote work or study, a large dining area perfect for family functions, and a fully finished basement offering even more living and entertainment options. Enjoy the convenience of both a carport and a detached garage, with a separate back entrance leading directly to the garage—ideal for privacy, storage, or even potential suite development. Whether you're hosting, relaxing, or working from home, this property provides massive indoor space and a great layout that adapts to your lifestyle. The large yard offers room for kids to play, pets to roam, or future landscaping dreams. Don't miss this opportunity to own a spacious, well-located home in a wonderful community. Endless potential and space for the whole family—come see all this home has to offer! (id:6769)

Primary Bedroom 13.58 Ft x 13.58 Ft

Bedroom 12.25 Ft x 11.42 Ft

Bedroom 9.92 Ft x 11.08 Ft

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 11.83 Ft x 10.25 Ft

3pc Bathroom Measurements not available

Listing Presented By:



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