



**5015 46 Avenue Spirit River Alberta**

**\$79,000**



Charming 1948 home in Spirit River, offering 2 bedrooms, 1 bathroom, and original hardwood flooring in the living room. This mostly original property features updated vinyl window inserts, a new hot water tank, and a high-efficiency furnace. Sitting on an oversized, fully fenced lot, it includes two storage sheds, raised garden beds, a fire pit, and tons of parking off of back lane. Crawl space concrete foundation make home systems easily accessible. This home is ideal as a starter property or investment! Spirit River is a close-knit community with schools, healthcare, and recreation, and offers a strong rental market due to its affordability, stable population, and proximity to agriculture and oil & gas industries—making this home an excellent opportunity for consistent rental income or low-cost homeownership; Priced to sell this home won't last long! Under an hour to Grande Prairie too! (id:6769)

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