



## 4401 47 Street Spirit River Alberta

\$152,000

Affordable STARTER OR INVESTMENT Opportunity in Spirit River! This charming 2-bedroom, 1-bathroom home sits on a mature, treed lot with loads of potential and major upgrades already done. Featuring a full, undeveloped basement, this property gives you room to grow, renovate, or simply enjoy the space as-is. Downstairs is plumbed for a second bathroom. Recent Updates Include: New shingles, windows, and exterior doors, up graded 100 AMP electrical panel and also PEX water lines, Added blow-in attic insulation (14 inches) for energy efficiency, Fresh vinyl plank flooring and new crisp white cabinetry in the kitchen. The home includes a dedicated laundry room and comes complete with fridge, stove, washer, and dryer--making it move-in ready. The southwest-facing back deck with built-in seating is perfect for catching evening sun, while mature trees offer shade and privacy. Parking options? Street parking out front and a rear parking pad for extra convenience. The original furnace is still in place and the hot water tank was replaced in 2017. Located right next to the cemetery, this home is set back from the street--just quiet surroundings and room to breathe. Vacant and available for quick possession. A smart buy whether you're a first-time buyer, investor, or downsizer. Plus, you're in a town that punches above its weight--great amenities and a community that's supportive and engaging. Why You'll Love Spirit River: Recreation Hub: Curling rink, arena, outdoor pool, museum, and community hall. Aquatic Centre: Richardson Pioneer Central Peace Aquatic Centre with lap pool, waterslides. Healthcare: Hospital + Central Peace Health Centre offering physician, dentist, physiotherapy & more. Senior Living: New continuing-care facility (Type?B) at Pleasant View Lodge, with 52 CCH spaces. Education: Two schools: Ste.?Marie Catholic (elementary) and Spirit River Regional Academy (...)

Bonus Room 14.42 Ft x 28.58 Ft

Furnace 19.33 Ft x 18.42 Ft

Bedroom 13.08 Ft x 6.50 Ft

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4pc Bathroom 13.08 Ft x 6.50 Ft

Laundry room 7.33 Ft x 7.33 Ft

Eat in kitchen 15.92 Ft x 11.75 Ft

Office 6.92 Ft x 7.67 Ft

Living room 15.75 Ft x 15.25 Ft

Listing Presented By:



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Royal

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