



# 4824 47 Avenue Spirit River Alberta

\$109,000

This charming 1-bedroom, 1-bathroom home in the welcoming community of Spirit River offers an incredible opportunity for first-time buyers, investors, or anyone looking for room to grow. Situated on a huge corner lot, this property provides endless possibilities. Enjoy it just as it is, add onto the existing home, or take advantage of the lot size and build your dream home in the future. Inside, you'll find a cozy and inviting space with warm wood accents and rustic finishes that give the home plenty of character. The beautiful stone backsplash and natural wood details add charm and create a welcoming atmosphere that feels both comfortable and unique. A gas fireplace provides efficient heat and makes the living space especially cozy, while stackable laundry on the main floor adds everyday convenience. Numerous upgrades have already been completed for peace of mind, including new upstairs insulation, roof bracing, new shingles (August 2022), upgraded and inspected electrical, inspected gas lines, new plumbing, a new on-demand hot water system, and a new sump pump. The fully renovated bathroom features a modern stand-up shower, new toilet, and updated cabinetry, while the kitchen has been refreshed with new cabinets. New windows enhance efficiency and allow plenty of natural light to fill the home. Outside, a new shed provides additional storage, while the expansive corner lot offers endless possibilities for gardening, parking, recreation, or future additions. Affordable, move-in ready, and packed with potential, this adorable property offers exceptional value in a friendly community. (id:6769)

Primary Bedroom 8.83 Ft x 9.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.amandaleesells.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com