



## 5031 45 Avenue Spirit River Alberta

\$140,000

This cute little property could be yours!! With large kitchen, and living room. The spacious Studio bedroom/ living room could easily be turned back into a living room with separate bedroom with one wall. You get cute yard with gardens, raised beds, perennials, and covered deck. There is a great little insulated shed with power that could be a work room, she shed or guest house...you decide. New furnace and updated bathroom. Call to view this gem today!!! (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.33 Ft x 33.00 Ft

Listing Presented By:



Originally Listed by:  
Sutton Group Grande Prairie  
Professionals

<https://www.theresacallioux.com/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.