



## 4502 52 Street Spirit River Alberta

\$275,000

This unique A-frame, 3 level split home, has distinctive architectural design and an inviting outdoor space with mature trees, perennial gardens and high fencing for privacy. An outdoor patio, indoor sauna and an enclosed back porch/sunroom are ready to greet you with a warm welcome; get ready to relax at the beginning or end of your day; or both! This home has 4 bedrooms and 2 bathrooms. The main level is the living room located in the A Frame; vaulted ceilings, a cozy wood fireplace with hearth and lots of natural light, with East facing windows. Upstairs, the dinning room fits your family table and hutch. The kitchen has a breakfast island and butcher block counter for food prep or rising some cinnamon buns! Down the hall 2 good sized bedrooms and a main bathroom with tub/shower combo. Downstairs, the family room with sauna and wet bar, two more bedrooms and utility room with laundry and 3pc bathroom w/shower. This home has storage!! The bookcases double as doors to storage under the A Frame too. The home has never had any water issues; a safe and secure investment. Outside, the large and long paved driveway fits your RV or camper. The back yard is perfect for entertaining and also has a garden shed and gate to the back lane. If you are seeking a charming and character-filled property, this is it! (id:6769)

Family room 13.92 Ft x 11.42 Ft

Bedroom 9.17 Ft x 14.58 Ft

Bedroom 7.33 Ft x 12.33 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.50 Ft x 10.83 Ft

Bedroom 9.17 Ft x 10.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Dining room 9.33 Ft x 12.17 Ft

Living room 15.42 Ft x 17.75 Ft

Kitchen 12.17 Ft x 8.75 Ft

Other 24.67 Ft x 5.67 Ft

Listing Presented By:



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