

**5102 43 Avenue
Spirit River, Alberta**

MLS # A2276529

\$392,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,434 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	r
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: garage heater, basement fridge, AC UNIT, GARAGE FRIDGE, WINDOW COVERINGS, BEDROOM TV & MOUNT

Updated 4-bedroom, 2-bath home in Spirit River featuring both an attached garage and a bonus heated 20' x 32'; detached double garage with back alley access. This beautiful property sits on a large, treed lot tucked away at the back of town and perched on a rise, offering peaceful surroundings and scenic views of the Peace River Valley. Over the years, the home has seen numerous updates including a modern kitchen with soft-close cabinets and drawers, new flooring in 2020, and shingles, siding, and windows completed approximately 10 years ago, with more recent improvements such as a basement bathroom and hot water tank in 2021 and central air conditioning added in 2024. The main floor offers a spacious layout with three bedrooms, a large bathroom featuring double sinks and direct access from the primary bedroom, convenient main-floor laundry, a bright oversized living room with a large front window, and the updated kitchen ideal for family living or entertaining. The fully finished basement includes a large rec room, an extra-large bedroom with a walk-in closet, an updated bathroom with a custom tile shower, a storage room, and a pellet stove that provides efficient backup heat for northern Alberta winters. The attached garage is 16' x 29'; and insulated, complemented by a large front driveway, while the impressive 32' x 20'; heated detached double garage offers additional parking, storage, or workshop space. The oversized treed lot features a concrete patio, a gas line for a BBQ, and the privacy of having only one direct neighbour, and to top it off, high-speed fibre optic internet makes this home an excellent option for remote work or home-based businesses.