5112 43 Avenue , Spirit River, Alberta - $340,000

Main Photo

Property Description

This charming 3-bedroom, 2-bath bi-level home is packed with thoughtful upgrades and incredible outdoor living features. Inside, you'll love the bright kitchen complete with breakfast island, a new tile backsplash and gas stove, perfect for home-cooked meals. The recently added four-season sunroom (2023) with in-floor heating and tongue-and-groove pine creates a cozy retreat year-round. Updated shingles (2023), on-demand hot water, frost-free exterior taps, and an upgraded electrical panel add function and peace of mind. The vinyl siding also boasts styrofoam insulation underneath for extra heating cost savings. The living room faces North and looks over the Peace River Valley in the distance! Downstairs, you have an entertainment room with fireplace, 3pc bathroom with shower and the garage (currently used as a

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workshop, but can easily be converted back. This space would also make a great home gym). The backyard is a gardener's dream, beautifully landscaped and bursting with cherry, raspberry, blueberry, and saskatoon bushes, alongside perennial flowers. A 8 x 12ft greenhouse, 8 x 12 ft shed, dog run and house, gravel fire pit area, and included rain barrels make this outdoor space as practical as it is beautiful. The hot tub, installed just two years ago, adds the perfect touch for relaxation and is just off the sunroom. The paved, non-sloped driveway ensures easy year-round access. The fenced yard with gate to the back lane and farm fields gives you serenity and privacy. Spirit River itself offers a blend of small-town charm and essential amenities, including health care clinic and hospital, schools, an arena, library, and seasonal festivals like Chepi Sepe Days. Whether you're starting fresh or slowing down, this move-in-ready home delivers comfort, utility, and a lifestyle you'll love.

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