



4927 46 Avenue , Spirit River, Alberta - \$168,000



Main Photo

Property Description

Welcome to Your Next Chapter in the Heart of Spirit River! This charming and versatile home offers the perfect blend of comfort, potential, and location. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a cozy layout that's perfect for young families or couples. The fully finished basement features a private walk-out entrance to the attached single garage and includes a spacious bedroom, a full bathroom, and a kitchenette—ideal for a mother-in-law suite, guest space, or future rental income. Whether you're looking to accommodate extended family or offset your mortgage, this home gives you options. The attached single garage offers great storage space or room for the handy person in your life. Outside, the low-maintenance backyard with a firepit and twinkle lights is perfect for hosting

summer evenings with friends and family. There's even back alley access and additional parking, making it easy for guests or tenants. The home boasts a durable metal roof, a newer hot water tank, and low-maintenance finishes—giving you peace of mind for years to come. Located just steps from downtown, schools, and shopping, this home is situated in a family-friendly community known for its welcoming atmosphere! Contact your favorite realtor today for your private showing, before it's gone.

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