

# \$138,900 - 63 Mcalpine Crescent, Spirit River

MLS® #A2211988

**\$138,900**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.14 Acres

NONE, Spirit River, Alberta

This three-bedroom home in Spirit River is a fantastic opportunity for a buyer looking for a project. The costly renovations, including a new roof (within the last 5 years), windows, and hot water tank, have already been taken care of, saving you significant expense and effort. Nestled on a quiet cul-de-sac with lane access offering ample parking, this property boasts numerous desirable features. Enjoy the convenience of two bathrooms – one upstairs and one in the partially finished basement. A deck with built-in seating provides a relaxing outdoor space. While some cosmetic updates are needed, this solid home is priced to sell and ready for its next owners to add their personal touch. Quick possession is available.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211988    |
| Price          | \$138,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 960         |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 63 Mcalpine Crescent          |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Vinyl Windows                        |
| Appliances        | Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Landscaped, Back Lane, Cul-De-Sac |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete                          |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 63               |
| Zoning         | R1               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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