

\$139,000 - 4406 46 Street, Spirit River

MLS® #A2251820

\$139,000

4 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.18 Acres

NONE, Spirit River, Alberta

This is an excellent opportunity in Spirit River. Can't beat this location on a dead end road and right across from the school and park! The manufactured home features 4 bedrooms, 2 full bathrooms. Master bedroom has a 4 piece ensuite and walk in closet. Bright kitchen with a pantry and ample cabinets, and the living room features built-in cabinets. Hot water tank was replaced last fall. The extra large detached garage measures 20ftx30ft, it's heated with both a wood stove & natural gas forced air for backup, and has concrete floor & tin interior walls. There is also a metal carport to keep your vehicle out of the weather too! Large lot with many trees, back alley access and a shed. Lots of room for RV parking. Check out the 3D virtual tour and contact your favorite REALTOR to view this great home before it's too late!

Built in 1994

Essential Information

MLS® #	A2251820
Price	\$139,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.18
Year Built	1994



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	4406 46 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bookcases, Closet Organizers, Laminate Counters, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed, City Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Block, Wood

Additional Information

Date Listed	August 25th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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