

\$115,000 - 5109 44 Avenue, Spirit River

MLS® #A2266897

\$115,000

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Cosy, comfortable home ideally located in Spirit River close to hospital, schools, and downtown! This 2 bedroom bungalow would make an excellent investment property in a community that is short on rental properties or a great starter home or retirement home.

Located on a 50x140 lot with back alley access, a garden bed and two storage sheds. The kitchen overlooks the back yard and has lots of counter and cupboard space. Kitchen was rewired in 2007, flooring has been updated, some windows replaced, roof reshingled in 2019 and more improvements in recent years.

Essential Information

MLS® #	A2266897
Price	\$115,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	0.16
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 5109 44 Avenue



Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H3G0

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Asphalt

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Perimeter Wall

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	Nilsson-Gundersen Realty Inc.
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