

# \$27,000 - 5006 46 Avenue, Spirit River

MLS® #A2224020

**\$27,000**

2 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.11 Acres

NONE, Spirit River, Alberta

Affordable fixer-upper in Spirit River on owned lot! Sold 'as is'. Home has two bedrooms, one bathroom. Large living room where there used to be a wood stove. Kitchen is spacious and fits dining room table. Harwood floors! Outside the home has a garden and a good sized shed included. Nice sized lot that fits your RV! This is a perfect time of year to start a renovation project; or simply live in your RV on a town lot, as the primary use of the lot has been filled with the home.

Built in 1970

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2224020                |
| Price          | \$27,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 980                     |
| Acres          | 0.11                    |
| Year Built     | 1970                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5006 46 Avenue |
| Subdivision | NONE           |



|             |                               |
|-------------|-------------------------------|
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Basement          | None        |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Fire Pit, Garden |
| Lot Description   | Back Lane        |
| Roof              | Asphalt Shingle  |
| Construction      | Metal Siding     |
| Foundation        | Block            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 49             |
| Zoning         | MHR            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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