

\$1,100,000 - 5230 44 Avenue, Spirit River

MLS® #A2244011

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.32 Acres

NONE, Spirit River, Alberta

42 Suite Pleasant View Lodge in Spirit River, Alberta, offers a rare opportunity for investors and assisted living operators to acquire a well maintained institutional-quality assisted living facility. Situated on 2.32 acres and zoned R4 High Density Residential, the property features a 22,177 sq. ft. building that has been upgraded with newer boilers (2015), hot water tanks (2022 & 2023), double-glazed vinyl windows, and a modern torch-on roof, now vacant and ready for the next opportunity. Each suite includes a private bathroom, and the facility is fully equipped with a commercial kitchen, industrial fridges/freezers, pantry space, large common areas, assisted bathing rooms, commercial laundry, office space, a dedicated hair salon, and a 26'x40' maintenance shop. With over 20 parking stalls and a quiet setting surrounded by trees, greenspace, and parkland, the property provides both functionality and comfort for residents. Located just 50 minutes from Grande Prairie in the rural community of Spirit River and steps from key amenities such as the Central Peace Health Centre, Maclean Arena, curling rink, and library, the town also offers a grocery store, hardware store, pharmacies, banks, restaurants, and many other local businesses—positioning this property to provide multiple possibilities for income or care-related operations. Please click on the video, multimedia or 3D link to take the 3D virtual Tour and ask for the brochure!



Built in 1960

Essential Information

MLS® #	A2244011
Price	\$1,100,000
Bathrooms	0.00
Acres	2.32
Year Built	1960
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	5230 44 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

Amenities

Parking Spaces	20
----------------	----

Interior

Heating	Boiler
---------	--------

Exterior

Roof	Other
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	9
Zoning	R4

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.