

\$79,000 - 5015 46 Avenue, Spirit River

MLS® #A2241587

\$79,000

2 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 0.16 Acres

NONE, Spirit River, Alberta

Charming 1948 home in Spirit River, offering 2 bedrooms, 1 bathroom, and original hardwood flooring in the living room. This mostly original property features updated vinyl window inserts, a new hot water tank, and a high-efficiency furnace. Sitting on an oversized, fully fenced lot, it includes two storage sheds, raised garden beds, a fire pit, and tons of parking off of back lane. Crawl space concrete foundation make home systems easily accessible. This home is ideal as a starter property or investment! Spirit River is a close-knit community with schools, healthcare, and recreation, and offers a strong rental market due to its affordability, stable population, and proximity to agriculture and oil & gas industriesâ€”making this home an excellent opportunity for consistent rental income or low-cost homeownership; Priced to sell this home wont last long! Under an hour to Grande Prairie too!

Built in 1948

Essential Information

MLS® #	A2241587
Price	\$79,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.16



Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5015 46 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

Amenities

Parking Spaces	6
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Crawl Space

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	6
Zoning	res

Listing Details

Listing Office

eXp Realty

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