

# \$340,000 - 5112 43 Avenue, Spirit River

MLS® #A2244555

**\$340,000**

3 Bedroom, 2.00 Bathroom, 1,413 sqft

Residential on 0.19 Acres

NONE, Spirit River, Alberta

This charming 3-bedroom, 2-bath bi-level home is packed with thoughtful upgrades and incredible outdoor living features. Inside, you'll love the bright kitchen complete with breakfast island, a new tile backsplash and gas stove, perfect for home-cooked meals. The recently added four-season sunroom (2023) with in-floor heating and tongue-and-groove pine creates a cozy retreat year-round. Updated shingles (2023), on-demand hot water, frost-free exterior taps, and an upgraded electrical panel add function and peace of mind. The vinyl siding also boasts styrofoam insulation underneath for extra heating cost savings. The living room faces North and looks over the Peace River Valley in the distance! Downstairs, you have an entertainment room with fireplace, 3pc bathroom with shower and the garage (currently used as a workshop, but can easily be converted back. This space would also make a great home gym). The backyard is a gardener's dream, beautifully landscaped and bursting with cherry, raspberry, blueberry, and saskatoon bushes, alongside perennial flowers. A 8 x 12ft greenhouse, 8 x 12 ft shed, dog run and house, gravel fire pit area, and included rain barrels make this outdoor space as practical as it is beautiful. The hot tub, installed just two years ago, adds the perfect touch for relaxation and is just off the sunroom. The paved, non-sloped driveway ensures easy year-round access. The fenced yard with gate to the back lane and farm fields



gives you serenity and privacy. Spirit River itself offers a blend of small-town charm and essential amenities, including health care clinic and hospital, schools, an arena, library, and seasonal festivals like Chepi Sepe Days. Whether you're starting fresh or slowing down, this move-in-ready home delivers comfort, utility, and a lifestyle you'll love.

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244555    |
| Price          | \$340,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,413       |
| Acres          | 0.19        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 5112 43 Avenue                |
| Subdivision | NONE                          |
| City        | Spirit River                  |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3G0                       |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                      |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Basement, Wood Burning                                              |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Fire Pit, Garden, Kennel, Private Yard      |
| Lot Description   | Back Lane, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding                                |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 60              |
| Zoning         | RES             |

## Listing Details

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

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