

# \$139,000 - 4406 46 Street, Spirit River

MLS® #A2251820

**\$139,000**

4 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.18 Acres

NONE, Spirit River, Alberta

This is an excellent opportunity in Spirit River. Can't beat this location on a dead end road and right across from the school and park! The manufactured home features 4 bedrooms, 2 full bathrooms. Master bedroom has a 4 piece ensuite and walk in closet. Bright kitchen with a pantry and ample cabinets, and the living room features built-in cabinets. Hot water tank was replaced last fall. The extra large detached garage measures 20ftx30ft, it's heated with both a wood stove & natural gas forced air for backup, and has concrete floor & tin interior walls. There is also a metal carport to keep your vehicle out of the weather too! Large lot with many trees, back alley access and a shed. Lots of room for RV parking. Check out the 3D virtual tour and contact your favorite REALTOR to view this great home before it's too late!

Built in 1994

## Essential Information

MLS® #	A2251820
Price	\$139,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.18
Year Built	1994



Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	4406 46 Street
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Closet Organizers, Laminate Counters, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed, City Lot
Roof	Asphalt Shingle
Construction	Other
Foundation	Block, Wood

### Additional Information

Date Listed	August 25th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office                      Century 21 Grande Prairie Realty Inc.

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