

# \$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 | 59              |
| Zoning         | R4              |

Listing Details

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

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