

# \$205,000 - 5110 45 Avenue, Spirit River

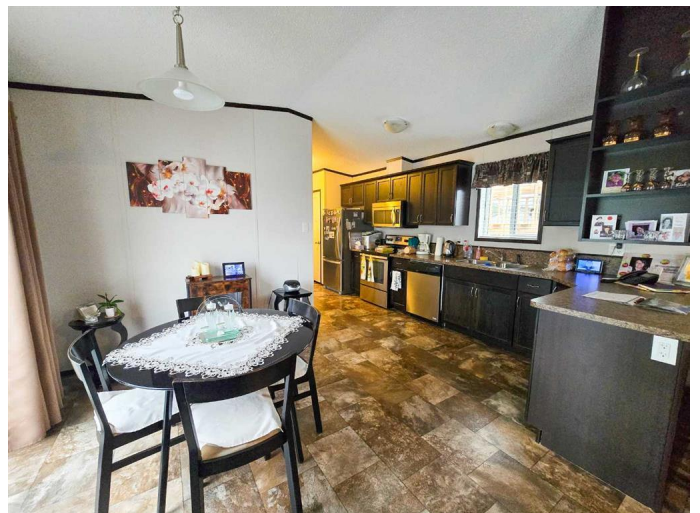
MLS® #A2258850

**\$205,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.16 Acres

NONE, Spirit River, Alberta

Welcome to this beautifully maintained 2014 modular home located in the peaceful and friendly community of Spirit River. This one-owner home shows true pride of ownership and is in immaculate condition, ready for its next chapter. Step inside and be greeted by a spacious open-concept living area with soaring ceilings and an abundance of natural light. The layout is ideal for entertaining or relaxing with family, featuring a generous living space that flows seamlessly into the dining area and kitchen. The kitchen boasts rich, dark-stained cabinetry, sleek stainless steel appliances, and ample counter space, perfect for cooking up your favorite meals in style. The primary bedroom is a private retreat, complete with a full ensuite bathroom featuring a large soaker tub, ideal for unwinding after a long day. Two additional bedrooms provide flexibility for children, guests, or a home office, and are served by a second 3-piece bathroom. A separate laundry room with its own exterior entrance adds convenience and helps keep the home tidy—ideal for busy households or pet owners. The sliding patio doors lead you out to a spacious deck, perfect for BBQs, summer gatherings, or simply enjoying the tranquility of your surroundings. The fully fenced yard offers privacy and security for children or pets to play safely. A detached garage adds excellent storage and parking, with the roof recently re-shingled for peace of mind. Additionally, the hot water tank was just replaced, making this



home even more move-in ready. Whether you're looking to downsize, invest, or find your first home, this property delivers exceptional value in a serene neighborhood setting.

Built in 2014

**Essential Information**

MLS® #	A2258850
Price	\$205,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	5110 45 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Basement	None

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	September 20th, 2025
Zoning	RES

## Listing Details

Listing Office	eXp Realty
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