



GRASSROOTS
REALTY GROUP

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7911 99 Street
Peace River, Alberta

MLS # A2216130



\$230,000

Division:	North End		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	719 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Gravel Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	Residential Two Family Di
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Vinyl Windows		

Inclusions: n/a

Well maintained half-duplex of an up/down type with three bedrooms and a 4-piece bathroom in the basement. Living areas are on the main floor and the home is of concrete block construction which acts as an incredible sound barrier. The backyard is open, fenced and the unit has a raised deck off the dining area. A carport is present for covered parking. The property is within walking distance of all the schools, as well as both the aquatic center and the Baytex Energy Centre. This property can be purchased individually or with the adjacent unit to the north; 7909 99 Street (see also MLS# A2212614).