



**GRASSROOTS**  
REALTY GROUP

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9527 85 Avenue  
Peace River, Alberta

MLS # A2220436



**\$313,000**

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, No Smoking Home		

**Inclusions:** Fridge, Stove, Hood Fan, Hood Fan, Built-In Dishwasher, Washer, Dryer, Light Fixtures, AI Window Coverings, Garage door opener & Remote

WELCOME HOME TO THIS STUNNINGLY RENOVATED NORTH END BUNGALOW &ndash; WHERE COMFORT, STYLE & LOCATION ALIGN PERFECTLY! This beautifully updated bungalow is the family home you&rsquo;ve been dreaming of&mdash;nestled in the highly sought-after North End just a short walk to schools, shopping, parks, pool, arena, and the spectacular Peace River walking trails. Step inside and instantly fall in love with the freshly painted interior, brand-new countertops, and gleaming white appliances that accent the bright and open-concept layout&mdash;all drenched in natural light. It&rsquo;s a welcoming space designed for modern living. The spacious primary suite is a true retreat, featuring a private patio walk-out&mdash;your own sun-soaked sanctuary for morning coffee or quiet evenings under Alberta&rsquo;s glowing sunsets. With two more generously sized bedrooms on the main floor, this home is ideal for young families or those looking for everything within reach. The fully developed lower level offers even more room to grow: a wide-open family/rec area, two additional bedrooms, a private 2-piece bath, and a custom-built bar area&mdash;perfect for entertaining guests or giving the kids a space to call their own. Outside, the massive fenced yard offers plenty of room to roam&mdash;for kids, pets, and all your backyard dreams. The wrap-around covered patio means BBQ season is always on&mdash;rain or shine. Plus, you'll love the heated double garage and convenient RV parking for your toys and trailers. This move-in ready home combines lifestyle and location in one irresistible package. Whether you're upsizing, starting fresh, or looking for that rare blend of indoor comfort and outdoor freedom&mdash;this property has it all. Here's your chance to live in one of the most desirable neighborhoods in town.

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