



GRASSROOTS
REALTY GROUP

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10010 88 Street
Peace River, Alberta

MLS # A2229346



\$549,900

Division:	The Pines		
Type:	Residential/House		
Style:	3 Level Split		
Size:	2,586 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R 1-C
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions: Mirror in the back entry, 3 upstairs TV mounts

Spacious and updated split level home with stunning outdoor living spaces! The Pines is unlike any other neighbourhood in Peace River with its strong community spirit where everyone here knows each other and keep an eye out for one another! The true gem of this property is the expansive backyard oasis! Thoughtfully designed for relaxation and entertaining, it features lush landscaping, multiple outdoor seating areas and a large deck-perfect for summer barbeques or quiet evenings spent under the stars. This particular lot measures 0.47 acres. It is fully fenced and the trees help it to feel privately enclosed. Not to be forgotten though is the equally impressive house that has been lovingly cared for and extensively renovated! Step inside to discover an inviting, updated interior featuring an open and airy layout with abundant natural light. The main level boasts a stylish kitchen with ample cabinetry and a very functional layout that makes cooking and entertaining a joy. The kitchen also overlooks the massive dining room that offers large patio doors to take you outside. This dining room is second to none and will fit the largest of tables! Just off the kitchen is a cozy family room with fireplace, 3/4 bathroom and laundry and access to the lower level and double attached garage. The main level also provides you a flexible space currently being used as a home office but it could be used as a formal living room space if you prefer. The upper level hosts the bedrooms and the two updated and renovated bathrooms. Uniquely laid out but efficient in its use of space, this layout helps keep family together on one level while giving everyone their own space. The lowest level is partially finished but offers up a blank canvas for you to design as you see fit. This beautiful property offers updated finishes and modern touches throughout combined with generous square footage and

flexible living spaces plus ample storage and an attached garage all with a prime location close to it all. Get the best of both worlds here!
A peaceful retreat with plenty of space to entertain. Don't miss this incredible opportunity. Schedule your private showing today!