



**GRASSROOTS**  
REALTY GROUP

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9515 89 Avenue  
Peace River, Alberta

MLS # A2229965



**\$279,000**

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,183 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** PAX wall unit at the front entry, all existing window blinds, shed

Chic, Fully Renovated Home with Stunning Modern Style! Step into this beautifully renovated, immaculately maintained move-in-ready home that effortlessly blends modern design with everyday comfort! From the moment you walk in, you'll be captivated by the open-concept main floor, where the fully redone, stylish kitchen flows seamlessly into the bright and inviting living room &mdash; perfect for entertaining or simply enjoying time with family. The kitchen is a dream with updated cabinetry and appliances, plenty of storage and workplace options and lots of room to create those memorable family meals. Upstairs, you'll find three spacious bedrooms, each offering comfort and personality, along with a beautifully updated bathroom that ties the whole space together with a fresh, contemporary feel. The lower level adds fantastic versatility, featuring a second full bathroom, a functional laundry area, great storage options, and a flex space that can easily become a home office, gym, or playroom. Step outside and fall in love with the beautifully landscaped and fully fenced yard. The well-maintained gardens, lush green spaces, cozy patio area, and handy storage shed create the perfect outdoor retreat for relaxing, gardening, or entertaining. Plus this great home is so convenient in its location! Close to schools and rec facilities, just steps from the walking trails along the river and within walking distance of the downtown core, the location cannot be beat! This home is truly the complete package &mdash; stylish, functional, and ready for you to make it your own! Call today to book your private viewing.