



**GRASSROOTS**  
REALTY GROUP

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9618 95 Avenue  
Peace River, Alberta

MLS # A2233303



**\$229,000**

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	730 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Mixed com/res
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** 2 sheds

Very well maintained gem of a home located within a short walk to the Co-op and downtown. With 2 bedrooms on the main floor and another in the finished basement and two bathrooms this could be a fantastic starter. The home has had recent updates including new shingles and also some of the windows and flooring as well. Nicely landscaped and fully fenced yard. You really have to see this home to see what it has to offer. Nothing left to do but move in and enjoy. Call for your appointment to view.