



**GRASSROOTS**  
REALTY GROUP

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**8506 95 Street**  
**Peace River, Alberta**

**MLS # A2235654**



**\$329,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage		

**Inclusions:** NA

Welcome to this delightful 4-bedroom, 2-bathroom home located in the desirable North end of Peace River. The home features many upgrades including a spacious 4-piece main floor bathroom with a tile shower finishes and a 3-piece bathroom on the lower level - an excellent feature making use of the lower level bedroom and recreation area much more appealing. Key Features: Bedrooms: 4 (3 upstairs, 1 downstairs) Bathrooms: 2 (4-piece main floor, 3-piece lower level) Garage: Heated, powered, and insulated 24 x 24 detached garage Enjoy the modern conveniences and finishes of this home that offers some updated PVC windows, a high-efficiency furnace, newer architectural shingles and great access to all the local amenities. The home also includes essential appliances such as a refrigerator, stove, dishwasher, washer, and dryer. Outside, you'll find a private, fenced yard with a variety of fruit-bearing plants, including apple, cherry, Saskatoon, and raspberry bushes and a large garden area. Enjoy easy access to the double car garage with the back alley lane and just across the same back alley is a park, playground and ball diamonds - everything within reach. Located within walking distance to trails, bike paths, schools, a swimming pool, recreational complex, and gymnastics club, this home provides convenience and a vibrant community with great neighbors and a welcoming town. The sign is up!! Call today to view what potentially would be your new home.