



**GRASSROOTS**  
REALTY GROUP

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**7110 99A Street**  
**Peace River, Alberta**

**MLS # A2235724**



**\$349,000**

<b>Division:</b>	Norglen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping, Landscaped, Open Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, See Remarks		

**Inclusions:** window coverings, hot tub as is

Welcome to this beautifully maintained 5-bedroom, 3-bathroom home located in the sought-after Upper Norglen neighborhood. Nestled on a quiet street, this spacious home offers over 2,000 square feet of comfortable living space, perfect for growing families or those who love to entertain. The main floor features a bright and open layout with a large living room, a well-appointed kitchen with ample cabinetry, and a generous dining area. Three good-sized bedrooms, including a primary suite with a private ensuite, complete the main level. The lower levels offer two more bedrooms, a 3/4 bathroom, and a large family/rec room with a wood burning fireplace—ideal for movie nights. Plenty of storage space and a functional laundry area add convenience. There is also a new hot water on demand unit. Outside, enjoy the large fenced yard with room to garden or play, plus a spacious driveway and attached garage. Located close to schools, parks, and walking trails, this home combines comfort and convenience in one of Peace River's most established and family-friendly communities. Don't miss out—this is the ideal place to call home!