



GRASSROOTS
REALTY GROUP

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7105 99 Street
Peace River, Alberta

MLS # A2238278



\$325,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Norglen | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,108 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Other | | |

| | | | |
|--------------------|----------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R1-B |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: window coverings

This beautifully renovated property boasts a large open-concept living space that's perfect for entertaining and family gatherings. The heart of the home is the expansive kitchen, featuring a generous island complete with a wine fridge and a spacious pantry! There is a full bathroom with custom tile work and three comfortable bedrooms on the main floor with the primary bedroom having its own private half bath. As you make your way to the basement, you'll discover a large living room, fourth bedroom and another full bathroom, making it perfect for guests or older children. You'll also find a sizable laundry room and storage room, ensuring you have all the space you need. Plus, the single-car garage offers additional storage options. Step outside to enjoy the large covered patio atop the garage, where you can relax and take in the serene surroundings. The private backyard is truly a gem, featuring mature fruit-bearing trees and beautiful shrubs that create a peaceful oasis. With direct access to walking trails and hills just beyond the back gate, you can enjoy the best of country living right in town. Recent upgrades include new shingles (2022) and updated upper bedroom flooring along with a refreshed downstairs bathroom (2024). Located right across the street from the Baytex Center and swimming pool, this property combines convenience with comfort. Don't miss out on this incredible opportunity—schedule your showing today!