



GRASSROOTS
REALTY GROUP

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9618 81 Avenue
Peace River, Alberta

MLS # A2249622



\$309,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Sauna, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: NA

Charming Home in Peace River's North End Welcome to this delightful 1,190+ square-foot home located in the peaceful North End of Peace River - close to parks, walking trails, schools, arena and swimming pool.. This residence features a renovated kitchen with 3 appliances, four bedrooms on the main floor, providing ample space for family and guests, 2 main level bathrooms including a full 4-piece and a 2-piece ensuite. The lower level features a versatile office space (which has been used as a bedroom in the past), a sauna, very large rec room that is a fantastic area to host and entertain complete with a cozy gas fireplace. There is also a renovated 3-piece bathroom on this level and a large mechanical/storage/laundry room. Updates include newer shingles, furnace, and some PVC windows. Outside, you'll find a single-car garage with a large attached workshop, perfect for hobbies or storage. The fenced yard offers privacy, and the large deck with natural gas barbecue piping is ideal for outdoor gatherings. Don't miss out on this wonderful opportunity to own a charming home in a great location!