



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11111 99 Street
Peace River, Alberta

MLS # A2263312



\$825,000

Division:	South End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,855 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Multiple Driveway		
Lot Size:	0.67 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R 1-A
Foundation:	ICF Block	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: shed

Welcome to this beautiful, one-of-a-kind property located on the south end of town, offering stunning views of the river right from your front veranda. With over 1,800 square feet of thoughtfully designed living space, this home features 5 spacious bedrooms and 3 full bathrooms — perfect for growing families or those who simply want more room to spread out. Step inside to find a bright, open-concept layout with recent renovations throughout, including brand new hickory hardwood flooring, granite countertops, and plenty of updated cabinetry including a new large island and custom built-in buffet. The kitchen is a chef's dream with all new stainless steel appliances, featuring a gas stove top and double wall ovens. Step out onto the covered back deck or relax on the wraparound front veranda as you take in serene river views. The huge yard is ideal for people wanting to enjoy the outdoors with a large concrete patio and a fenced garden area that would be any gardeners dream with newly constructed multiple raised beds, it is ready for your green thumb. For those needing garage space, the large attached heated 2-car garage offers plenty of room. But that's not all — there's also a recently built 32x40 heated shop with 10' and 12' doors, perfect for your RV, boat, workshop, or other toys. This is more than a home — it's a lifestyle. Don't miss your chance to own this unique property with space, comfort, and views that are hard to beat. Call for your appointment to view.