



GRASSROOTS
REALTY GROUP

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9606 79 Avenue
Peace River, Alberta

MLS # A2268919



\$290,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,076 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Rear Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Air conditioner will be included - as is where is. seller has not used it for some time. Garage door opener will be included, remote will be included if replacement remote is received in time. Sprinkler system in flower bed included as is, lines were winterized after last use approx. 10 years ago.

Well cared for home in Peace River's North end ready for new owners! This family home is nicely situated on a partially fenced yard. You will also find a double detached garage with floor drain and alley access. Inside the home you will find a freshly painted main level which is nicely set up with a bright eat in kitchen, spacious living room and 3 bedrooms and a 4 piece bathroom on the main level. The basement is complete with a wood burning fireplace in the family room, bonus room which you could continue to use as a games room or you could easily be converted into a 4th bedroom. This level also has a 3 piece bathroom, and a spacious laundry room with lots of additional storage. In recent years the windows and doors have been replaced on the upper level and the shingles have been done on the home. Schedule an appointment to take a closer look at all this home has to offer! 360 video tour is now available in the media section. Floor plans are available in the photos section.