



**GRASSROOTS**  
REALTY GROUP

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8126 95 St  
Peace River, Alberta

MLS # A2271081



**\$318,500**

Division:	North End		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,044 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to your updated oasis in Peace River. This renovated 3 level split is sure to impress. Situated close to the river on the North end surrounded by walking trails, playgrounds and shopping. The fresh siding paired with the new shingles and windows make the curb appeal a true show stopper. The garage is a detached double and there is an extra long driveway if you need your RV storage. The home has new cabinetry in the kitchen, stunning countertops and stainless steal appliances, gas stove, access to the yard and the island is great for entertaining. The Livingroom has beautiful big windows and is fully open concept. There is 3 bedrooms and a 4 piece bath located upstairs in the home. Downstairs you will find a large flex space and a smaller 3-piece bathroom as well as storage/laundry. The yard is fenced and has a nice little patio for enjoying some fresh air! Call your favorite agent today and we will get you booked in!