



GRASSROOTS
REALTY GROUP

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

9122 130 Avenue
Peace River, Alberta

MLS # A2285013



\$399,900

Division:	Shaftesbury Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1-A
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: BBQ, all existing window blinds

Come take a tour of this beautiful and well-maintained bi-level home, perfectly situated in the family-friendly community of Shaftesbury Estates—less than a block from the park and playground, making it an ideal setting for families with children. From the moment you arrive, you’ll appreciate the inviting curb appeal, highlighted by a timeless stucco exterior and a charming covered front veranda. Out back, the home continues to impress with a covered deck, a fully fenced and landscaped yard, and a detached double garage complemented by a large driveway—plenty of space for vehicles, toys, and entertaining. Step inside to a spacious entryway that opens into thoughtfully designed, open-concept main living areas. The generous kitchen features ample cabinetry and counter space, a walk-in pantry, and convenient access to the covered back deck—perfect for summer BBQs or morning coffee. Flowing seamlessly into the dining and living areas, the high ceilings and abundance of windows create a bright, airy atmosphere that feels both welcoming and expansive. The main level offers comfortable bedrooms and a full bathroom, while the lower level provides two additional bedrooms, another full bathroom, and a large family room—ideal for movie nights, play space, or hosting guests. You’ll also find laundry and storage on this level, offering excellent functionality and flexibility for growing families. A newer central air conditioner adds year-round comfort and makes warm summer days a breeze. A wonderful place to call home? Absolutely. This one is a must-see—call today to book your private showing and learn more!