



8222 96 Street
Peace River, Alberta

MLS # A2300362



\$245,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Ceiling Fan(s)		

Inclusions: N/A

A great starter home located in Peace River's family-friendly north end, close to schools, parks, the pool, and the multiplex. On the main level, you will find the open-concept eat-in kitchen and living room at the front of the home, with 3 bedrooms and a full bathroom towards the rear. The basement has a large family room with a laundry area, a 2-piece bathroom, an office or hobby room, and a utility/storage room. The windows have been updated, and the yard is fenced for pets and kids. There is space in the backyard at the end of the extended driveway to possibly build a garage … text or call to arrange a viewing.