



GRASSROOTS
REALTY GROUP

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9705 75 Avenue
Peace River, Alberta

MLS # A2093895



\$320,000

Division:	North End		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,004 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Front Yard, Lawn, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Central Vacuum, Vinyl Windows		

Inclusions: N/A

Beautiful 4-level split in the North End, located in a very quiet cul-de-sac. The property is also located close to all amenities and is within walking distance to a convenience store, the local pool, the local arena, and a number of schools. So much has been done for you! From the exterior being repainted, reshingled, and most windows updated. The exterior doors are new too! The main floor is refreshed and open with so much light, beautifully complimented with updated flooring and paint. Both bathrooms have updated, and beautiful tile has been added to both the main floor and basement shower surrounds. AC and a wood stove are here so you will be comfortable all year round. The yard is over 9,000 square feet in area with a concrete patio area, a large driveway, and just the right touch of landscaping. This three-bedroom, two full bathroom home offers plenty of area outside and inside. It's all here for you. Take a look at the available 3-D tour or call Alan for a personal viewing.