



9609 80 Avenue
Peace River, Alberta

MLS # A2110576



\$324,999

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,056 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

Location, location, location! Plus the owner just had new shingles installed along with a new hot water tank and few other extras to add to the overall appeal. This beautiful air conditioned bi-level on a quiet North End street is ideally located near schools, pool, rec center, walking trails, parks and so much more. Perfect for families with children! Just unpack and enjoy this property that is fresh and move in ready. The kitchen is fresh off some updates and offers plenty of recently painted cupboards, tile backsplash and even a new dishwasher! There is also a brand new washer and dryer and new hot water tank installed! The owners have also done work to increase the storage capacity and utility of the closets by building in benches and various storage box spaces making it easy to find a place to put things. The living room is light and bright and has nice, rich hardwood floors. Two large bedrooms and a nice bathroom finish off the main level. The lower level features nice big windows to eliminate that "basement" feeling and the big family room has all the space you will need for kids toys, TV, exercise equipment and more. Two more bedrooms on the lower level make this a 4 bedroom house and another bathrooms gives your family two bathrooms in total! The backyard is fenced, very private and fully landscaped and the double detached, heated garage is a great place to keep you personal items out of the elements, workshop space or even park a vehicle or two. Plus the paved driveway adds extra parking options. If you have been looking for a property that checks "ALL" the boxes then look no further!