



GRASSROOTS
REALTY GROUP

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9605 83 ave
Peace River, Alberta

MLS # A2120466



\$240,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | North End | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 972 sq.ft. | Age: | 1965 (59 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|------------------|------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R 1-A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This beautiful north end home is move in ready and waiting for you. This is a perfect family air conditioned family home, retirement home or first time home buyers! Coming around the back of the house in the back door you have a little mud room with access to up and down stairs. Upstairs you come into a spacious kitchen and dining room with tons of cabinet and counter space. Around the corner you have a large living room with large windows letting lots of natural light beaming in. Upstairs also has 3 bedrooms and newer bathroom made larger for wheelchair access. Also upstairs in the one bedroom there is a stackable washer and dryer for upstairs laundry. Downstairs has tons of space with a huge rec room/ living room with a spare room/ bedroom. Also downstairs is a newly renovated 3 piece bathroom with stand up shower. Down from the shower there is another washer and dryer, storage space and a cold storage! Outside there is a nice seating area in the backyard with a massive garden and single car detached garage to park out of the elements. Don't miss out today and call to view!