



GRASSROOTS
REALTY GROUP

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7213 96 Street
Peace River, Alberta

MLS # A2120491



\$499,900

Division:	North End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,127 sq.ft.	Age:	1982 (42 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R 1-B
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Central Vacuum		

Inclusions: Refrigerator in laundry room.

Great spaces, classic beauty and a fantastic location! This stunning home situated along River Road in Peace River's north end offers breathtaking views of the river and valley. Full of warmth and charm, this expansive home draws you in and welcomes you to enjoy all it has to offer. Soaring vaulted ceilings make the large spaces seem even bigger. A formal living and dining room greet you as you come in. This is a great space to share and entertain with friends and family. Looking for something a little more private and intimate then head around the corner and enjoy the cozy family room. Both the living room and family room offer you a fireplace to enhance the ambiance of the space. The kitchen is directly in the heart of it offering you all of the space you need to host it all. There is also a convenient den just off the front entrance which is great for welcoming clients if you have a home based business and a main floor laundry adds to the convenience of daily living. The upper level of this great home offers you 3 roomy bedrooms and 2 full bathrooms. One of the bathrooms is included with the huge primary suite. The primary also offers a walk-in closet and a rooftop patio like no other! Private and sitting high above it all, you get to enjoy the sun and sounds of the river, take in the great views but you do not have to compromise on the privacy it offers! The finished basement adds 3 more bedrooms and 1 bathroom plus another family room and plenty of storage. Don't forget the very private backyard with newer tiered deck or the enormous attached and heated garage that offers great storage options for vehicles and possessions. Not to be forgotten is the newer metal roof with warranty! This is a roof that will last the lifetime of this home and takes an expensive repair away and makes it one less thing to worry about! Many other upgrades and updates plus the fact that this home has

been so well cared for and maintained means you can have peace of mind when you buy! Too much to mention here so book your private viewing and come see for yourself!