



9705 84 Avenue
Peace River, Alberta

MLS # A2128758



\$215,000

Division:	North End		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,203 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: All additional items left in the house

Boasting tons of character, loads of useable space inside and out and a location that can't be beat being close to schools and all rec facilities, this 1.5 storey homes begs to be seen! Great street appeal and a huge yard with wrap around deck create a fantastic sense of home and peaceful living. Stretch out and enjoy or garden or even build a garage. With a yard this big all of it is possible. Plus there is the added bonus of alley access and parking and a newer deck and fencing giving you years of enjoyment. The alley parking is huge bonus as you will appreciate the space available to safely park you RV, utility trailer or just extra vehicles while leaving the main driveway open for your day to day parking. Inside you will find the heart of this property. A cute and efficient kitchen feeds into the dining room with a nice big window letting in lots of natural light and then directly adjacent is the cozy living room complete with wood stove. Curl up around it with friends and loved ones and let the heat warm you up! There is also the convenience of a main floor laundry, full bathroom and two generous sized bedrooms. Head upstairs and find two more bedrooms including the primary bedroom. There is even a half bathroom up here and an additional space that could be used as a small bedroom if needed or use it as a home office, large walk-in closet or simply additional storage. Speaking of storage, you still have the basement here to use as you see fit. Although it is mostly unfinished, there is a partially finished area with concrete floor that would be a great place to put your additional family treasures. Plus the high efficient furnace and hot water tank are here with easy access. Home sweet home starts right here! Call today to book your private viewing