



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8805 101 Avenue
Peace River, Alberta

MLS # A2134822



\$560,000

Division:	The Pines		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,409 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached, Single		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Underground sprinkler system, garage door openers and remotes, bridge over pond, shed, waterfall system for the pond.

A beautiful park-like setting is the backdrop to greet you to this spectacular two-storey home nestled in the The Pines! Your own private paradise is here to enjoy and explore. Multiple outdoor living spaces including a covered deck allow you to sit and enjoy the calming water feature with cute bridge and waterfall. This property measures 0.43 of an acre which means that you have so much room to utilize that you will feel like you have an acreage while still enjoying the conveniences of town. The house itself is large. Not found in many homes are four large bedrooms on the upper level! No one will fight over a room here as they are all very generous in size, some with their own walk-in closets. There is a main bathroom and then the primary suite offers a walk-in closet and a private en-suite. The main level was built to host and entertain your closest friends and family. The gourmet kitchen with newly installed hardwood floors has ample cupboards and a huge island helps add the always appreciated counter space. Adjacent is a large dining room which provides plenty of space for even the largest of tables and right around the corner is an office nook and the large family room where everyone can gather round and enjoy the warmth and smell of the wood burning stove! The basement is fully finished and provides you a huge family room, den with bathroom and walk-in closet and plenty of storage. There is even a convenient walk-out from the basement taking you to the backyard. An attached garage is complemented by a spacious detached garage plus the extra long and wide driveway give you so many parking options. There is plenty of room here for a large RV, boat or just vehicle parking for the whole family. This home makes you appreciate large spaces inside and out! Put this house on your list if you are looking to make a move into space and roominess! Call your preferred

Realtor today to schedule your private showing!