



GRASSROOTS
REALTY GROUP

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7529 96 Street
Peace River, Alberta

MLS # A2138136



\$309,900

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R 1-B
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Big deep freeze, 2 remotes for GDO, upstairs living room furniture, white desk in spare room downstairs & chair in downstairs living room.

A great location, nice views, high functionality and move in readiness all matter when it comes to real estate and this house has that all in spades! Located along River Road in Peace River's North End, the location can't be beat. Steps from schools, pool, multiplex and so much more and also just across the street from the river and the walking trails, the convenience of this location will appeal to all! The view out to the river and all of the lush valley will never get old! Five bedrooms and three bathrooms gives you all of the room you need. The large living room with big picture window lets you take in the valley but gives you great space for your family. The dining room and kitchen are attached. The kitchen is big with plenty of storage available with all of the extra cabinets. The basement is fully finished with a big family room with wood fireplace-a cozy place to gather and enjoy a nice fire! The backyard is nicely landscaped and very private with the mature trees and shrubs. Book your showing today so that you can see for yourself what a great option this family home really is!