



GRASSROOTS
REALTY GROUP

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8218 96 Street
Peace River, Alberta

MLS # A2141463



\$262,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: N/A

Great family memories begin with this inviting bungalow full of updates and renovations! Plus the owners have done a great job renovating and maintaining this home that you can simply move in and enjoy the work done! The beautiful open concept kitchen is unique for this type of home and offers lots of storage options. There is the L-shaped set of cupboards but then also an extra bank of cupboards on the opposing wall that gives you a pantry! The floors are all recently redone in here and help to create a flow and continuity to the space that you are sure to appreciate. Down the hall are three bedrooms and a refreshed bathroom. The lower level offers you another bedroom plus a den. There is another bathroom, laundry and a large living room space. Little extras like central air conditioning and an upgraded furnace and updated hot water tank go a long way to help increase your comfort. The large yard has nice deck and there is likely plenty of room to build a garage if you desire. All of this on a quiet street in Peace River's North End just a short distance from schools, recreation facilities and the walking trails along the river. This is the one! Come see for yourself!