



GRASSROOTS
REALTY GROUP

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9607 85 Avenue
Peace River, Alberta

MLS # A2148602



\$248,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1961 (63 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, window coverings

Nestled in the North End, this charming bungalow offers a perfect blend of comfort and tranquility. The property boasts 2 bedrooms; one being a spacious primary and two bathrooms, making it ideal for those seeking a peaceful retreat. The open-concept living/dining area features large windows that flood the space with natural light. The kitchen is bright with ample cupboard space. Downstairs is completely finished giving additional living space, laundry, storage and a 2nd bathroom. Outside, the expansive fenced backyard provides a private oasis with lush greenery, a concrete patio for outdoor entertaining. Conveniently located near local amenities, schools, and recreational facilities, this bungalow promises a lifestyle of ease and relaxation.