



**8302 98 Street  
Peace River, Alberta**

**MLS # A2153913**



**\$225,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Space and convenience - this house offers both. Located close to the schools, pool and arena/ rec center, this 4 level split house has a great open floor plan on the main level making the the area bright and open. The kitchen is roomy with tons of counter and cabinet space. The top floor consists of 3 bedrooms, a full bath and a half bath ensuite. The 3rd level is roomy rec area with a fireplce and another bathroom. This level also has access to outside. The lower level is laundry, storage and another room that could be used as an office or gym area. There is a double garage and a pile of parking!! With some TLC this home would easily give you years of comfort and enjoyment. Call today for more information.