



9712 85 Avenue
Peace River, Alberta

MLS # A2161459



\$369,000

Division:	North End		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,539 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting, Secu		

Heating:	Mid Efficiency, Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Raised garden beds, Master closet, Basement bookshelves,

As fine of an example of an extraordinary home as you will find in the north end of Peace River today!!! A unique character home with 3 bedrooms and a 4 piece bathroom on the second floor as well on the main floor there is a large kitchen and living room area with a host of upgrades and a finished basement all within almost 2500 sq ft of living space and 1539 sq ft above grade. The kitchen has been completely redone and looks fantastic, there is main floor laundry and a 2 piece bathroom on the main floor. The basement is fully finished with large recreation room, rereading area, small office and a rough in area for a 4 piece bathroom Veranda porches and covered decks complete the outside package along with 2 1/2 lots and a 25 X 32 garage that is powered, insulated and heated. There are raised garden boxes, private fire pit area and a partially fenced yard with abundance of trees and shrubs. There are few option for homes that offer this much at this price so call today!! The sign is up!!