



**GRASSROOTS**  
REALTY GROUP

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9517 79 Avenue  
Peace River, Alberta

MLS # A2164480



**\$260,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** shed, couch and lounge in basement

This family home in Peace River's North end has seen many renovations and is ready for a new family to make it their home! On the exterior you will find a spacious yard with storage shed, lovely shade trees and a large driveway with ample parking. Walking into the home you will immediately notice the open concept kitchen, living room and dining room. Renovations include updated cabinets, a spacious island, updated light fixtures and more! The main level also has 3 bedrooms and a 4 piece bathroom. The basement is complete with a separate entrance, a spacious living room, 2 additional bedrooms and a second bathroom. The basement was previously set up as a suite and the 220 power is still in place. Plumbing and cabinets have been removed but could be put back in place. Check out the 360 tour in the media section, floor plans are available in the photos section!