



**GRASSROOTS**  
REALTY GROUP

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8126 95 Street  
Peace River, Alberta

MLS # A2170445



**\$329,900**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to your updated oasis in Peace River. This renovated 3 level split is sure to impress. Situated close to the river on the North end surrounded by walking trails, playgrounds and shopping. The fresh siding paired with the new shingles and windows make the curb appeal a true show stopper. The garage is a detached double and there is an extra long driveway if you need your RV storage. The home has new cabinetry in the kitchen, stunning countertops and stainless steel appliances, gas stove, access to the yard and the island is great for entertaining. The livingroom has beautiful big windows and is fully open concept. There is 3 bedrooms and a 4 piece bath located upstairs in the home. Downstairs you will find a large flex space and a smaller 3-piece bathroom as well as storage/laundry. The yard is fenced and has a nice little patio for enjoying some fresh air! Call your favourite agent today and we will get you booked in!