



GRASSROOTS
REALTY GROUP

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9814 95 Avenue
Peace River, Alberta

MLS # A2175023



\$204,999

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1957 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other, Stucco	Zoning:	Mixed Commercial/Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

All great home beginnings start with a solid structure and a fantastic location. This home satisfies both! A huge lot within walking distance to all that downtown Peace River has to offer makes it not only conveniently located but allows you to leave your vehicle at home and let you walk to work saving you money and wear and tear on your car. The backyard is private and spacious. There is a shed and a garden with lots of mature trees and shrubs to provide you a private oasis. Some of the trees are fruit bearing which is great for those that like to grow their own fruit. The home is well built and has been well maintained. Lots of classic features combined with large spaces to give you a roomy feeling house that checks all of the boxes of what any family needs. There are three bedrooms and one bathroom upstairs and then a 3/4 bathroom downstairs along with another bedroom and second kitchen! Get creative with how to use this space to its full potential. The rest of the basement gives you storage space and the laundry area. The fence was replaced in 2021, shingles redone in 2009 and a new hot water tank in 2023 plus a few of the appliances have been updated over the past several years. All in all, this solid family home is a great investment for you and your family or buy it as an investment. Either way, the location can't be beat and you know you are getting a great home!