



**7413 98B St**  
**Peace River, Alberta**

**MLS # A2175888**



**\$240,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Look no further this beautiful home is perfect for first time homebuyer, rental property or if you just need more space. This home is nestled in a quiet cul-de-sac on the north end of Peace River. Close to schools, multiplex, swimming pool and much more. The home has 910 sqft and 4 bedrooms and 2 bathrooms. Upstairs has a open concept feel, 3 bedrooms and 1 full bath . Downstairs you will find tons of space with a large rec room, 3 piece bath, a additional bedroom and office/ den. Outside you will find a large yard perfect for the kids or having a fire. Don't miss out on this beautiful property and call today!