



GRASSROOTS
REALTY GROUP

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11810 78 st
Peace River, Alberta

MLS # A2177632



\$437,499

Division:	Westbrook Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.76 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Hot tub, Air conditioning

*** Priced to Sell *** If you are looking for the acreage feel but don't want to leave town here is the perfect property for you! This beautiful property is 1747 sqft and sitting on .76 of an acre in town limits!! Coming up your paved driveway you will come into your new air conditioned home and see a large living room with a wall of windows letting tons of natural light and looking onto Westbrook Estates. Just off the living room you will find a gorgeous kitchen with stainless steel appliances and ample cupboard and counter space for all your cooking and entertaining needs! Adjoined with the kitchen is a separate dining room with tons of space for a large family! Also off the kitchen is an open concept feel to a second living room area that leads off to the deck outside. Down the hall off the living room you have a bedroom, main floor laundry, a beautiful 2 piece bathroom and access into the double attached garage. Upstairs you have a Large primary bedroom with a 3 piece en-suite. Also upstairs you have recently renovated back to original from one large room to 2 bedrooms and a 4 piece bathroom. That's not all with recent upgrades to the home including high efficient furnace 2023, well pump 2024, pressure tank 2024, hot water tank 2020. Downstairs you have a full basement that is a blank canvas to create your dream basement. Outside in your oasis of a huge backyard you will see off your beautiful composite deck, rolling hills, beautiful landscaping, large fire pit area, and a amazing covered low maintenance hot tub area with pull down privacy screen to relax after a long day! This property is rare beauty so don't miss out and call today to view!