



9606 80 Avenue
Peace River, Alberta

MLS # A2178408



\$235,000

Division:	North End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1969 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Sheds/Storage

This is a perfect starter home price for those either just starting to look or another option for those looking to downsize to a more manageable space. With hardwood flooring throughout the main floor except for bedrooms and bathroom, newer shingles, PVC windows, a high efficiency furnace and air conditioning - all the expensive items are taken care of and the rest is personal preference. There are 3 bedrooms on the main floor and a 4 piece bath, large laundry/mechanical area. 3 piece bathroom and a room been used as a bedroom, large office/den room and a good sized recreation area in the lower level finishes the home off . There is a large fenced yard that comes with a couple storage sheds and some other general storage containers. This is a great price for a home with all these upgrades - dont wait!! the sign is up!! Call today!!