



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9713 75 Avenue  
Peace River, Alberta

MLS # A2185075



**\$342,000**

Division:	North End		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,074 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to your new home! This charming 4 bedroom, 3 bathroom family home is a true gem. The spacious kitchen is perfect for entertaining guests and equipped with ample counter space for all your meal prep needs. Enjoy evenings by the wood-burning fireplace in the upstairs living room, or gather with loved ones around the wood stove in the cozy recreation room downstairs. Recent upgrades within the last 4 years include a high-efficiency furnace, air conditioning, new shingles, and eavestrough, ensuring modern comfort and peace of mind for the lucky new homeowners. Step outside to the large corner lot, fully fenced for privacy and security, providing a serene outdoor oasis for the whole family to enjoy. The property also features a double detached heated garage, offering ample storage space for vehicles and outdoor equipment. Conveniently located near schools, arena, and pool, this home offers easy access to amenities for the whole family to enjoy. Don't let this opportunity slip away, make this family home yours today! Call now to schedule a viewing.