



9118 136 Avenue  
Peace River, Alberta

MLS # A2190697



**\$299,000**

<b>Division:</b>	Shaftesbury Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	1,479 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Storage, Vaulted Ceiling(s), Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-A
<b>Utilities:</b>	-

**Inclusions:** Shed

Welcome to this family friendly home in a quiet cul-de-sac in Shaftesbury Estates. Take advantage of the ample living spaces and realize the incredible potential that would come if one were to invest a little time and effort updating this home. There are a total of four bedrooms and two bathrooms and a full basement that is only partially finished that could easily be completed to provide even more usable living space. The yard is generous in size and is fenced and landscaped. The attached garage was converted to a studio but could be used for additional living space or easily converted back to a garage if required. This house provides a solid foundation to work with and a layout that can easily be transformed into a dream home. The large rooms and flexible floorplan allow for endless possibilities-whether you are looking to create a modern living area or maintain some of the original features. Don't miss the opportunity to customize and add value to a home with so much to offer!