



GRASSROOTS
REALTY GROUP

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12717 92 Street
Peace River, Alberta

MLS # A2196477



\$468,000

Division:	Shaftesbury Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,811 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Native		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-D
Foundation:	Other	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: All existing window blinds

Spacious family home on an expansive riverfront lot with stunning views! Welcome to your dream home! Nestled on a sprawling lot along the Peace River, this beautiful 4 bedroom and 3 bathroom home offers the perfect blend of space, comfort and breathtaking natural beauty! Step inside to discover an inviting layout featuring a spacious living area with large bay window that floods the home with natural light. The roomy kitchen gives you fantastic views to the river and boasts ample counter space, a center island and convenient pantry. The eating area is adjacent making this space ideal for family gatherings and entertaining. The primary suite is spacious and comes complete with a large walk-in closet and 3 piece ensuite. Adjacent bedrooms are generously sized and are perfect for a growing family or hosting guests. The third level provides another living room and the fully finished lowest level gives another bedroom, plenty of storage and a great family room space for kids to play or game the day away. Outside, the expansive yard offers endless possibilities from gardening to outdoor recreation, all with the tranquil backdrop of the river! Enjoy morning coffee on the deck, host summer BBQ's or have a peaceful backyard fire watching the river flow by. And don't forget the added convenience of the double attached garage and plenty of additional parking provided by the extra large driveway. Don't miss this rare opportunity to own a stunning riverfront property! Schedule your private tour today!