



GRASSROOTS
REALTY GROUP

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9615 95 Avenue
Peace River, Alberta

MLS # A2199416



\$327,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	811 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Mixed Commerical/Resident
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All existing window coverings, shed

Charming and efficient home in a prime walkable location! Discover this thoughtfully designed 3 bedroom, two and a half bathroom home where every square foot is maximized for comfort and functionality. Built in 2014, this modern yet cozy bi-level offers a smart, open layout that feels spacious while remaining easy to maintain. The bright living room with large windows seamlessly flows into the well appointed kitchen with ample storage and convenient island making it the perfect place for both relaxing and entertaining. The fully finished lower level adds plenty of additional living space and also offers a light and bright ambiance with the above grade windows. The fenced backyard with shed and deck provides a serene escape, ideal for morning coffee or evening unwinding. Nestled in a highly walkable neighborhood, you are just steps from shopping, restaurants, Riverfront Park and the river and walking trails making daily errands and outings a breeze. Whether you are a first time home buyer, downsizer or investor, this home offers style, efficiency and unbeatable convenience. Don't miss this opportunity-schedule your showing today!