



**GRASSROOTS**  
REALTY GROUP

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**10506 90 Street**  
**Peace River, Alberta**

**MLS # A2203558**



**\$325,000**

<b>Division:</b>	Upper West Peace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Farm, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed, electric fireplace in the basement

Welcome to this delightful family residence nestled in the heart of Peace River, Alberta. This inviting home boasts a thoughtful design, modern amenities, and picturesque views, making it a perfect choice for families seeking comfort and convenience. Featuring 4 bedrooms (2 up and 2 down) and 2 bathrooms, this home offers ample space for family living. The open-concept main has many windows, creating a warm and welcoming atmosphere. The fully finished basement provides additional living space, including a spacious recreation room, perfect for family gatherings or a home theater setup. Step outside to a generous deck that offers stunning views of the Peace River and its serene valley. This outdoor space is ideal for relaxation, entertaining, and enjoying the natural beauty of the area.? This home combines modern comforts with the tranquility of scenic surroundings, offering a perfect blend of indoor and outdoor living. Don't miss the opportunity to make this your new family haven.