



GRASSROOTS
REALTY GROUP

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9117 128 Avenue
Peace River, Alberta

MLS # A2204569



\$319,000

| | | | |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| Division: | Shaftesbury Estates | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,170 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Gravel Driveway, Off Street, Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Rectangular Lot | | |

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|--------------------|-----------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R1-A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage | | |

Inclusions: All existing window blinds, projector, shed, gazebo and BBQ with BBQ gazebo, pergola

If you're searching for a move-in-ready home in a desirable neighborhood, your search ends here! This beautifully renovated home has been thoughtfully updated over the past few years, transforming it into a space you'll be proud to call your own. Nestled on a quiet street, this home offers ample parking and a spacious fenced yard—perfect for building a garage, starting a garden, or simply enjoying the outdoors. Inside, the updated kitchen and open-concept living area steal the show. With plenty of cabinetry, generous storage, and an oversized island, this kitchen is both stylish and functional—an ideal space for cooking and entertaining. Down the hall, you'll find three generously sized bedrooms and a spacious, well-appointed bathroom. The fully finished basement adds even more living space, featuring a large additional bedroom, a bright three-quarter bathroom, and a versatile family room complete with a projector screen—perfect for movie nights or game days. There's also a bonus space that can be used as a home office or gym, along with a large laundry/utility room offering ample storage. With all major updates already taken care of, this home is truly move-in ready. Don't miss out—add it to your must-see list today!