



**GRASSROOTS**  
REALTY GROUP

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**7203 96 Street**  
**Peace River, Alberta**

**MLS # A2213096**



**\$479,000**

<b>Division:</b>	North End		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,154 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, French Door, High Ceilings, Walk-In Closet(s)		

**Inclusions:** Shelving in garage and basement storage room, Christmas Lights with remotes, Refrigerator in garage, 2 display cabinets in basement

Welcome to this beautifully designed and generously sized 3-story home located in the highly desired North End of Peace River. Boasting 2,154 square feet of comfortable living space, this 4-bedroom, 3.5-bathroom residence offers plenty of room for families of all sizes. As you step inside, you'll immediately notice the thoughtful layout that provides both privacy and functionality. The main floor features a bright and open living space, perfect for entertaining or cozy evenings by the fireplace with family. A spacious kitchen with ample cabinetry and prep space flows into a dining area and comfortable living room, all accented by large windows that fill the home with natural light. There is a second living space on the main level that features stunning hardwood floors and a wet bar. Upstairs, you'll find a generous primary suite complete with a full ensuite and walk-in closet. The primary suite also features a cozy sitting area that overlooks the mighty Peace River. Two additional bedrooms, another full bathroom and the laundry facilities round out the upper level. A finished basement includes an additional 3/4 bathroom with sauna, fourth bedroom and extra living space, ideal for guests, a rec room, or home gym. There are built in cabinets which would make an ideal craft or hobby area. The 3.5 bathrooms ensure convenience on every level. Outside, the home is situated on a well-sized lot in a quiet, family-friendly neighborhood close to schools, parks, and amenities. The private and mature yard is landscaped with trees and shrubs, has a deck and patio area, underground irrigation system, fire pit and a shed that features a tree house on top. The double car garage is finished and heated adding another level of convenience to this home. Don't miss the opportunity to own this versatile, luxurious and inviting property. Schedule your private viewing today and

discover the perfect place to call home. Seller is related to the listing agents who are licensed in the province of Alberta.